

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:

Brian R. Connors, Esq.
Imperial Realty Co.
4747 W. Peterson Ave.
Chicago, IL 60646

After recording return to:

Francis Golden, Esq.
6457 North Sheridan Road
Chicago, Illinois 60660



Doc# 1921342047 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 11:49 AM PG: 1 OF 4

: Only)

The Grantor, KLAIRMONT FAMILY ASSOCIATES, L.P., an Illinois limited partnership, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 4747 West Peterson Avenue, Chicago, Illinois 60646, as grantor (the "Grantor"), for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, conveys and warrants to URIAH JONES and IVY M. OSBOURNE, having an address of 1405 West Jarvis Avenue, Chicago, Illinois 60626 (the "Grantee"), as Joint Tenants with Right of Survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto

Permanent Real Estate Index No.: 10-24-425-028-0000
Address of the Real Estate: 535 Dodge Avenue, Evanston, Illinois

Subject to: See Exhibit B attached hereto

[SIGNATURE PAGE FOLLOWS]

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

FIRST AMERICAN TITLE
FILE # 2975392

REAL ESTATE TRANSFER TAX

27-Jul-2019



COUNTY: 106.00
ILLINOIS: 212.00
TOTAL: 318.00

10-24-425-028-0000

| 20190701627063 | 0-153-187-424

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 16th day of July 2019.

KLAIRMONT FAMILY ASSOCIATES, L.P.,
an Illinois limited partnership
By: Klairmont Brothers, Inc., an Illinois
corporation, general partner

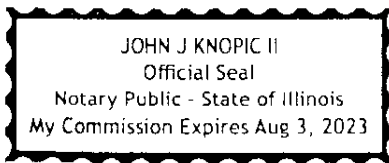
By: Alfred M Klairmont
Alfred Klairmont, President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, John J. Knopic II, a Notary Public, do hereby certify that Alfred M. Klairmont, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as President of Klairmont Brothers, Inc., pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of July 2019.

John J. Knopic II
Notary Public



My Commission Expires:
August 3, 2023

Send subsequent tax bills to:

Uriah Jones and Ivy M. Osbourne
535 Dodge Avenue
Evanston, Illinois 60202

031382

CITY OF EVANSTON

PAID Real Estate Transfer Tax
7/18/2019 AMOUNT \$ 1,060.00

Agent [Signature]

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Exhibit A to Warranty Deed

Legal Description

LOT 3 IN LOT 1 IN STANLEY J. PIOTROWICZ ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE EAST LINE OF DEWEY AVENUE PRODUCED OF THE NORTH QUARTER OF THE SOUTH 4/9 OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #10-24-425-028-0000

Commonly known as 535 Dodge Avenue, Evanston, IL 60202

Property of Cook County Clerk's Office

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Exhibit B to Warranty Deed

Permitted Exceptions

1. General real estate taxes for the year(s) 2018 and subsequent years.
2. Easements for Passage and Pedestrian use, as shown on the plat of subdivision.
3. Terms and provisions therein contained in the Ordinances recorded as Document Numbers 7060292 and 11063491.
4. Terms and provisions therein contained in the Party Wall Agreements recorded as Document Numbers 14742444 and 14742445.
5. Public utility easements and roads and highways.