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Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

Doc#: 2009907259 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/08/2020 12:00 PM Pg: 1 of 3

Dec ID 20200301634658
ST/CO Stamp 1-307-287-776 ST Tax \$152.00 CO Tax \$76.00

Property of Cook County Clerk's Office

and not since remarried,

THE GRANTOR(S), *Lynne H. Heidt* as a divorced woman *and not since remarried,* of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Anne Hoffman, an unmarried woman, of 516 N Ogden Avenue, Unit 268, Chicago, IL 60642, of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; general real estate taxes not due and payable at the time of Closing; and covenants, conditions and restrictions of record and building lines and easements, if any.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 11-19-105-040-1058
Address(es) of Real Estate: 1222 Chicago Ave, Unit 705, Evanston, IL 60202

Dated this 9th day of March, 2020

Lynne H. Heidt

Lynne H. Heidt

CITY OF EVANSTON 031541
PAID Real Estate Transfer Tax
03-06-2020 AMOUNT \$ 760.00
Agent *Jo.*

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lynne H. Heidt, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of March, 2020



[Signature] (Notary Public)

Prepared By: Stephanie D. Uhler
4709 West Golf Road, Suite 475
Skokie, IL 60076

Mail To:
Allen Gabe Law, P.C.
1834 Walden Office Square
Suite 500
Schaumburg, IL 60173

Name & Address of Taxpayer:
Anne Hoffman
1222 Chicago Avenue
Unit 705
Evanston, IL 60202

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EHXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit Number B705 in the 1210-1236 Chicago Avenue Condominium, as delineated on a survey of the following described tract of land:

Certain lots or parts thereof in G.M Limited Partnership-Consolidation and in F.B. Brewer's Subdivision, each in the Northwest 1/4 of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0011237861; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The right to the use of P-5 and S-5, limited common elements, as described in the aforesaid Declaration.

Parcel 3:

Easements in, under, over, upon, through and about the "City Property" for the benefit of Parcels 1 and 2 as defined and granted in Article 2 of the Redevelopment Agreement/Agreement of Reciprocal Covenants, Conditions, Restrictions and Easements for 1210 Chicago Avenue Development between the City of Evanston and TR Chicago Avenue Partners, L.P. dated July 17, 2000 and recorded August 3, 2000 as Document No. 00589859.

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