

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#. 2011503184 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2020 11:01 AM Pg: 1 of 3

Dec ID 20200401652754
ST/CO Stamp 0-384-436-448 ST Tax \$267.00 CO Tax \$133.50

FIDELITY NATIONAL TITLE

SC 20008174

Above Space for Recorder's Use Only

THE GRANTOR Erin K. Murphy, Single and never married, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Jennifer McNeal Ward, of 921 Washington St., Evanston, Illinois, 60202 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 10-11-100-075-0000

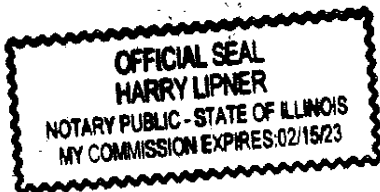
Address of Real Estate: 3326 Culver St Evanston Illinois 60201

The date of this deed of conveyance is 04/09/2020.


Erin K. Murphy

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erin K Murphy 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 she signed, sealed and delivered the said instrument as her 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 04/09/2020.




Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 3326 Culver St
Evanston, Illinois 60201

Legal Description:

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT 51.98 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT 51.97 FEET WEST OF THE SOUTH EAST CORNER THEREOF SAID TRACT BEING DESCRIBED AS FOLLOWS: ALL THAT PART OF LOT 23 (EXCEPT THE WEST 10 FEET OF SAID LOT DEDICATED FOR STREET) LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF THE WEST 10 FEET OF SAID LOT 23, 11.97 FEET NORTH OF THE SOUTH LINE THEREOF TO A POINT IN THE EAST LINE OF SAID LOT 9.24 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 23 IN OWNERS RESUB OF BLOCKS 4 AND 5 AND VACATED ALLEY IN SAID BLOCKS 4 AND 5 AND VACATED CULVER STREET, IN EVANSTON HIGHLANDS, A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 12 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF THE EAST 20 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE) OF THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF LOT 23 (EXCEPT THE WEST 10 FEET OF SAID LOT DEDICATED FOR STREET) LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF THE WEST 10 FEET OF SAID LOT 23, 11.97 FEET NORTH OF THE SOUTH LINE THEREOF TO A POINT IN THE EAST LINE OF SAID LOT 9.24 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23 IN OWNERS RESUBDIVISION OF BLOCKS 4 AND 5 AND VACATED ALLEYS IN SAID BLOCKS 4 AND 5 AND VACATED CULVER STREET, IN EVANSTON HIGHLANDS, A SUBDIVISION IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED, DATED OCTOBER 22, 1961 AND RECORDED JANUARY 16, 1962 AS DOCUMENT 18378381 MADE BY GUARANTY BANK AND TRUST COMPANY, FORMERLY SOUTHMOOR BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1959 AND KNOWN AS TRUST NUMBER 9918 AND AS CREATED BY THE MORTGAGE FROM GUARANTY BANK AND TRUST COMPANY, FORMERLY SOUTHMOOR BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 9918 TO TO RODGERS PARK SAVINGS & LOAN ASSOCIATION DATED OCTOBER 23, 1961 AND RECORDED JANUARY 18, 1962 AS DOCUMENT NUMBER 18380017, FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS ALONG AND ON: THE SOUTH 5.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF THE FOLLOWING DESCRIBED TRACT (EXCEPT THAT PART THEREOF FALLING IN PARCELS 1 AND PARCEL 2 AFORESAID); ALL THAT PART OF LOT 23 (EXCEPT THE WEST 10.0 FEET OF SAID LOT DEDICATED FOR STREET) LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF THE WEST 10.0 FEET OF SAID LOT 23, 11.97 FEET NORTH OF THE SOUTH LINE THEREOF, TO A POINT IN THE EAST LINE OF SAID LOT, 9.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 23 IN OWNERS RESUBDIVISION IN BLOCKS 4 AND 5 AND VACATED ALLEYS IN SAID BLOCKS 4 AND 5 AND VACATED CULVER STREET, IN EVANSTON HIGHLANDS, A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON

ALSO

