

UNOFFICIAL COPY

Doc#. 2021939206 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/06/2020 01:15 PM Pg: 1 of 2

Dec ID 20200601609059
ST/CO Stamp 1-089-178-336 ST Tax \$205.00 CO Tax \$102.50

WARRANTY DEED

1 of 3 2025628

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

The Grantor(s), CORA V. JAMES, a single woman of the City of Evanston, County of Cook, State of Illinois for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Elena Bryna Moss, an unmarried woman, City of Evanston County of Cook, and State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 IN THE RESUBDIVISION OF LOTS 17 TO 25 INCLUSIVE IN BLOCK 3 IN M. L. JACKSON'S ADDITION TO SOUTH EVANSTON, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS THAT PART OF LOTS 17 TO 25 INCLUSIVE IN BLOCK 3 IN M.L. JACKSON'S ADDITION TO SOUTH EVANSTON, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF DODGE AVENUE AS WIDENED 125.00 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE OF DODGE AVENUE WITH THE NORTH LINE OF KIRK STREET; THENCE EAST ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF DODGE AVENUE 51.17 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF DODGE AVENUE 32 FEET; THENCE EAST AT RIGHT ANGLES 8.83 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF DODGE AVENUE 8 FEET; THENCE WEST ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF DODGE AVENUE, 60 FEET TO THE EAST LINE OF DODGE AVENUE AS WIDENED; THENCE SOUTH ON SAID EAST LINE OF DODGE AVENUE 40 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-25-200-042-0000
Common Address: 413 Dodge Ave., Evanston, IL 60202

034045

CITY OF EVANSTON

Real Estate Transfer Tax

PAID JUN 25 2020 AMOUNT \$ 1025.00

Agent LB

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SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

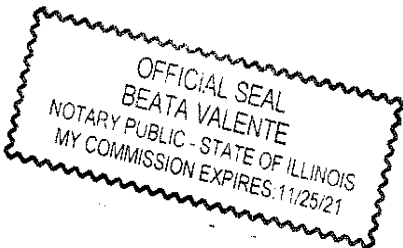
DATED this 22^d day of June, 2020

Cora V. James
CORA V. JAMES

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that CORA V. JAMES known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22nd day of June, 2020



[Signature]
NOTARY PUBLIC

DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5508 W. Lawrence Ave
Chicago, IL 60630

MAIL DEED TO:
Lawrence J. Moss
2642 W Greenleaf
#2E
Chicago IL 60645

SEND TAX BILL TO:
Elena Moss
413 Dodge Ave.
Evansville, IL
60202