

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY:

Vasili P. Liosatos  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060

Doc#: 2022062099 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/07/2020 03:09 PM Pg: 1 of 5

Dec ID 20200601601885  
ST/CO Stamp 0-305-392-352 ST Tax \$169.50 CO Tax \$84.75

**FIRST AMERICAN TITLE**  
**FILE #** 3007725

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 19<sup>th</sup> day of JUN, 2020, by **Kristen Guyser n/k/a Kristen Guyser Smith, a married person**, as "Grantor(s)", to **2730 HAMPTON LLC, an Illinois limited liability company**, as "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of EVANSTON, County of COOK, State of ILLINOIS legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Real Estate");

PIN: **05-35-311-019-1084**  
Address of Real Estate: **2764 Hampton Parkway 2764-Z3, Evanston, IL 60201**

Grantor(s), for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the Real Estate hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the Real Estate against all persons lawfully claiming by, through or under the Grantor(s).

SUBJECT TO: Those matters identified on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever.

This is not homestead property.

034124

**CITY OF EVANSTON**

*Real Estate Transfer Tax*

PAID JUN 26 2020 AMOUNT \$ 850.00

Agent LB

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed dated this 9th day of May, 2020.

Grantor:

*Kristen Guyser Smith*

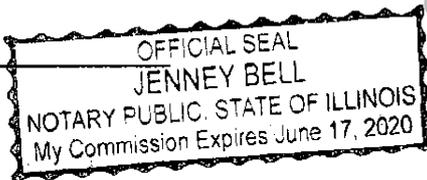
Kristen Guyser n/k/a Kristen Guyser Smith

STATE OF ILLINOIS)  
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Kristen Guyser n/k/a Kristen Guyser Smith**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of May, 2020.

*[Signature]*  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 2764-Z3 IN THE HAMPTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MICHAEL DANIEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 18 AND 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PORTION OF QUILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 206.92 FEET; TO A POINT 32.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 45 MINUTES 25 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 15 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 9.95 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH LINE OF LOTS 2 AND 3 IN SAID MICHAEL DANIEL'S SUBDIVISION; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG SAID LAST DESCRIBED NORTH LINE, 57.00 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 2001 AS DOCUMENT 0010766359, AS CORRECTED BY THE CERTIFICATE RECORDED DECEMBER 27, 2001 AS DOCUMENT 0011231672, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-71, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0010766359.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

2764 HAMPTON PARKWAY, 2764-Z3, EVANSTON, IL 60201

MAIL AFTER RECORDING TO:

CLARK HILL PLC  
ATTN: CHAD M. POZNANSKY, ESQ.

130 E. RANDOLPH STREET,  
SUITE 3900  
CHICAGO, ILLINOIS 60601

MAIL TAX BILLS TO:

2730 HAMPTON LLC  
C/O DANIEL MANAGEMENT GROUP, INC.

5424 W. DEVON AVE  
SUITE 46271  
CHICAGO, ILLINOIS 60646

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes and assessments that are not yet due and payable;
2. Rights of existing tenants, set forth in the rent roll, dated June 19, 2020, as tenants only, in possession under unrecorded lease agreements without any rights or options to purchase, first offer or first refusal;
3. Covenants, conditions and restrictions contained in the Warranty Deed recorded as Document No. 188902 and re-recorded as Document No. 39692 and any amendments thereto relating to, among other things: the manufacture or sale of intoxicating liquors, gambling and other immoral purposes;
4. Easement in favor of North Shore Electric for pole lines, conduits and maintenance purposes granted by Document No. 4003981, recorded on March 12, 1907, and the terms and conditions thereof;
5. Easement for ingress and egress created in a deed recorded as Document No. 12209393 and filed as Document No. LR800896, and shown on the plat of subdivision recorded as document No. 93969161, and the terms and conditions thereof;
6. Easement for ingress and egress created by deed recorded as Document No. 12209394, registered as Document No. LR000897 and shown on the plat of subdivision recorded as Document No. 93969161, and the terms and conditions thereof;
7. Grant of easement to the City of Evanston recorded as Document No. 12237967 and shown on the plat recorded as Document No. 93969161 for the perpetual right to use, operate and maintain a 6 inch water main and an 8 inch sewer, and the terms and conditions contained therein;
8. Easement granted to the City of Evanston recorded as Document No. 12237968 and shown on the plat of subdivision recorded as Document No. 93969161 for the perpetual right to use, operate and maintain a 6 inch water main and an 8 inch sewer, and the terms and conditions contained therein;
9. Easement for ingress and egress created by instrument recorded as Document No. LR1470404 and shown on the plat of subdivision recorded as Document No. 93969161, and the terms and conditions contained therein;
10. Declaration of Easements recorded December 27, 2001 as Document No. 0011231674, and to the terms and conditions thereof; together with the rights of the adjoining owners in and to the concurrent use of the easement described therein;
11. Matters disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by fire hydrants, handholes, manhole, catch basins, gas meter and regulator and inlet;

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12. Encroachment of the fence located mainly on the land East of and adjoining the subject land, as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408;
13. Encroachment of the blacktop drive located mainly on the land North of and adjoining the southeast portion of the subject land as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408; and
14. Encroachment of the concrete walk located mainly on the land South of and adjoining the subject land, as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408.

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