

UNOFFICIAL COPY

Doc#: 2100501141 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/05/2021 12:18 PM Pg: 1 of 2

Dec ID 20201001621785

ST/CO Stamp 0-680-609-760 ST Tax \$185.00 CO Tax \$92.50

This document prepared by:

Name: Ryan Krueger)
 Firm/Company: Law Office of Ryan Krueger)
 Address: 2516 Waukegan Road #219)
 City, State, Zip: Glenview, IL 60025)
 Phone: 312-498-4586)

FIRST AMERICAN TITLE
FILE # 3053841

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11-18-327-022-1004

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR SPARTAN EXCHANGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto MAX REMODELERS INC, AN ILLINOIS CORPORATION, with a current address of 9760 ROBERTS ROAD, SUITE 2A, PALOS HILLS, IL 60465, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

UNIT 5A, THIRTEEN TEN MAPLE AVENUE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 3, 4, AND 5 IN THE SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF), AND LOTS 2 AND 3 AND THE SOUTH 3 FEET OF LOT 4 IN BLOCK 42 IN EVANSTON, IN FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1973, AND KNOWN AS TRUST NUMBER 62433, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22679030; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 1310 MAPLE AVE #5A, EVANSTON, IL 60201


Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this 30th day of **SEPTEMBER, 2020**.




Grantor: **SPARTAN EXCHANGE, LLC**, by
ERIC STRUNG, as Managing Member

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 **ERIC STRUNG** 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 he signed, sealed and delivered this instrument as his 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 notarial seal this 30th day of **SEPTEMBER, 2020**.





Notary Public

MAIL DEED, AFTER RECORDING, TO:

Joseph R. Barbato
4760 S. Roberts Rd #2-A
Palos Hills IL 60465

030961

CITY OF EVANSTON

Real Estate Transfer Tax

PAID OCT 06 2020

AMOUNT \$

925.00

Agent

LB

SEND FUTURE TAX BILLS TO:

MAX REMODELERS INC
1310 MAPLE AVE #5A
EVANSTON, IL 60201

030965

CITY OF EVANSTON

Real Estate Transfer Tax

PAID OCT 07 2020

AMOUNT \$

925.00

Agent

LB