

# UNOFFICIAL COPY

## WARRANTY DEED (Individual to Individual)

770-63927 1872  
(ILLINOIS)

PAGE 1:

Doc#: 2101321173 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/13/2021 02:27 PM Pg: 1 of 2

Dec ID 20201001619759  
ST/CO Stamp 0-096-801-760 ST Tax \$88.00 CO Tax \$44.00

THE GRANTOR, Kevin F. Nickerson, an unmarried man, of the City of Tampa, County of Hillsborough, State of Florida, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, HORTENSE GARLAND, of 138 Asbury Avenue, Evanston, IL 60202, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

Unit T-A together with its undivided percentage interest in the common elements in The Ridge 200 Condominium as delineated and defined in the Declaration filed as Document Number LR2979345, in the Northwest 1/4 of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, forever. This is not homestead property.

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 uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium 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 of Condominium.

Permanent Index Number: 11-30-119-050-1001  
Address (es) of Real Estate: 200 Ridge Avenue, Unit TA, Evanston, IL 60202

034385

CITY OF EVANSTON

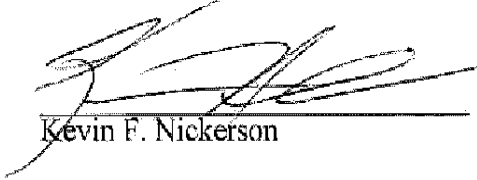
Real Estate Transfer Tax

PAID OCT 19 2020 AMOUNT \$ 440.00

Agent LB

# UNOFFICIAL COPY

DATED: October 2, 2020

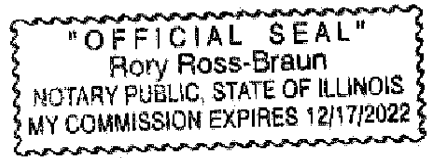
  
Kevin F. Nickerson

State of Ill, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin F. Nickerson, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 10/2/20

  
NOTARY PUBLIC



MAIL TO:  
Law Office of Norman P. Goldmeier  
5225 Old Orchard Road, Suite 50  
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:  
Hortense Garland  
200 Ridge Avenue, Unit TA  
Evanston, IL 60202

*This instrument prepared by:*

Central Law Group  
2822 Central Street, Evanston, IL 60201  
847-866-0124