

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2106820248 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2021 11:42 AM Pg: 1 of 2

Dec ID 20210201640021  
ST/CO Stamp 1-200-233-488 ST Tax \$104.00 CO Tax \$52.00

### THE GRANTOR(S)

**CAREY BRANDONISIO**, a married person\*

\*This is not homestead property

City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations, cash in hand paid, CONVEY(S) and WARRANT(S) to:

**ADIL AKHTAR**, a single person

(The Above Space For Recorder's Use Only)

To have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Reverse Side for legal description)


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

SUBJECT TO: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions, and restrictions of record; building lines and easements, if any; general real estate taxes for 2020 and subsequent years,

Permanent Real Estate Index Number(s) 11-30-116-022-1006 & 11-30-116-022-1027

Address(es) of Real Estate: 228 Ridge Ave., Unit 1 & P-3, Evanston, IL 60202

DATED this 16th day of February, 2021

  
Carey Brandonisio

SEAL)

(SEAL)

State of Illinois, County of Cook ) ss.

(SEAL) I, the undersigned Notary Public in and for said County DO HEREBY CERTIFY THAT the above named personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of February, 2021.

Commission expires 9/30, 2023

OFFICIAL SEAL  
MARTIN J MURPHY  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/30/23

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*Legal Description*

of premises commonly known as: 228 Ridge Ave., Unit 1 and P-3, Evanston, IL 60202

**UNIT NUMBER 228-1 AND UNIT P-3 IN THE RIDGE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF LOT'S 16 AND 18 AND (EXCEPT THE WEST 198 FEET OF THE NORTH 94 FEET) LOT 15 AND (EXCEPT THE WEST 198 FEET) LOT 2.0 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE AVENUE AND THE SOUTH LINE EXTENDED EAST OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID; THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT 368 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING THE NORTHEAST CORNER OF RIDGE VIEW SUBDIVISION IN SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 233 FEET; THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF RIDGE ROAD, TO THE SOUTH LINE OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID, EXTENDED WEST; THENCE EAST ALONG THE SOUTH LINE OF LOT 15 AND SAID SOUTH LINE EXTENDED, TO THE PLACE OF BEGINNING, EXCEPT THE WESTERLY 17.83 FEET THEREOF DEDICATED FOR PUBLIC ALLEY BY PLAT FILED AS DOCUMENT NUMBER 1337290, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96109783, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.**

PIN 11-30-116-022-1006 & 11-30-116-022-1027

Mail to and send tax bills to:  
Adil Akhtar 228 Ridge Ave., Unit 1, Evanston, IL 60202

**CITY OF EVANSTON** 034737  
*Real Estate Transfer Tax*  
PAID FEB 19 2021  
AMOUNT \$ 520.00  
Agent LB

This instrument was prepared by Martin J. Murphy, 1222 W Arthur Ave., Chicago, IL 60626.