

UNOFFICIAL COPY

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Doc# 2106822046 Fee \$88.00

After recording mail to:
Robert R. Molloy, Attorney at Law
2234 W. North Avenue
Chicago, Illinois 60647

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2021 03:32 PM PG: 1 OF 2

Send future tax bills to:
200 South Blvd Evanston LLC
701 Main Street, #6134
Evanston, Illinois 60204

(Above space for Recorder's use only)

WARRANTY DEED

THE GRANTORS, **EDUARDO GARZA** and **LORETTA GARZA (nee Lally)**, husband and wife, having an address of 9037 Forestview Road, Evanston, Illinois 60203 ("Grantors"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to **200 SOUTH BLVD EVANSTON LLC**, an Illinois limited liability company, having an address of 701 Main Street, #6134, Evanston, Illinois 60204 ("Grantee"), all of its right, title and interest in the following described Real Estate:

UNIT 2-B, AS DELINEATED ON SURVEY OF CONDOMINIUM AS DOCUMENT NUMBER 21199000 OF LOT 1 IN BLOCK 13 IN KENNEY AND RINN'S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO ALL OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION, LYING WEST OF THE MILWAUKEE DIVISION OF CHICAGO AND NORTHWESTERN RAILROAD, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY METROPOLITAN BANK AND TRUST COMPANY, KNOWN AS TRUST NUMBER 1027, RECORDED AS DOCUMENT NUMBER 21199000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 1 (EXCEPT FROM SAID LOT 1 ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 11-19-422-021-1007.

Commonly known as: 200 South Boulevard, Unit 2-B, Evanston, Illinois 60202.

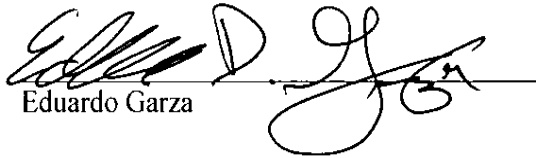
SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate as a residential condominium unit or a garage/parking condominium unit; (d) acts done or suffered by Grantee or anyone claiming through Grantee; (e) any declaration of condominium ownership and amendments thereto to which the Real Estate is subject to; and (f) the Illinois Condominium Property Act.

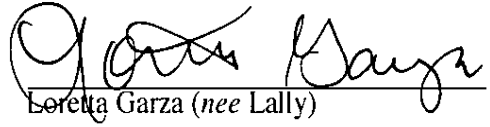
Grantors hereby waive any and all homestead rights.

(Signature and notary page to follow)

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 21st day of Aug, 2021.

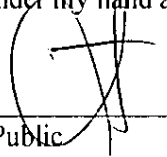

Eduardo Garza

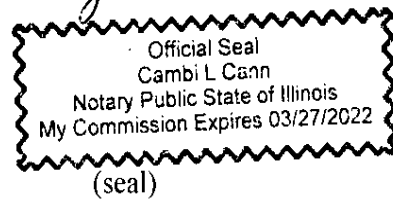

Loretta Garza (nee Lally)

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **EDUARDO GARZA**, 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.

Given under my hand and notarial seal, this 21st day of Aug, 2021.

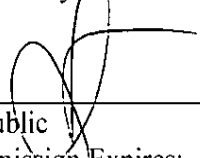

Notary Public
My Commission Expires: 3/27/2022

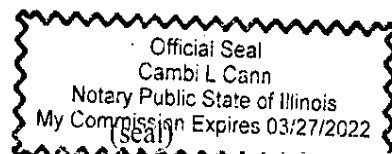


STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **LORETTA GARZA (nee Lally)**, 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 she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of Aug, 2021.


Notary Public
My Commission Expires: 3/27/2022



034749

CITY OF EVANSTON

Real Estate Transfer Tax

PAID FEB 24 2021

AMOUNT \$ 860.00

Agent LB

REAL ESTATE TRANSFER TAX

09-Mar-2021



COUNTY: 85.75
ILLINOIS: 171.50
TOTAL: 257.25

11-19-422-021-1007

| 20210201644304 | 1-162-355-216