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FIRST AMERICAN TITLE
FILE # AF/005574

Doc#: 2110421277 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2021 01:08 PM Pg: 1 of 3

Dec ID 20210201638057
ST/CO Stamp 1-445-278-224 ST Tax \$421.00 CO Tax \$210.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR:

Three Squirrels, LLC
900 East Chicago Avenue, Unit 704
Evanston, Illinois 60202

(The Above Space for Recorder's Use Only)

THE GRANTOR, Three Squirrels, LLC, an Illinois limited liability company, of 900 Chicago Avenue, Unit 704, Evanston, Illinois 60202, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to John Andrew Schlickman and Marilyn Wroblewski, of 1930 Ridge, Apartment A401, Evanston, Illinois 60201, both unmarried, as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNITS 704, P-32 AND 7-9T IN THE 900 CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BLOCK 1 IN GIBBS, LADD & GEORGE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON & LAKE SUPERIOR RAIL ROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919), IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PARCEL KNOWN AS "COMMERCIAL PARCEL" AS SET FORTH AS AN EXCEPTION TO THE LEGAL DESCRIPTION ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0532127014); WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532127014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARCEL 1, SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED NOVEMBER 17, 2005 AS DOCUMENT NUMBER 0532127013, OVER CERTAIN AREAS OF THE "COMMERCIAL PROPERTY" AS DEFINED THEREIN.

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PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-59 AND S-34, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532127014.

Permanent Index Numbers: 11-19-213-030-1075, 11-19-213-030-1076, 11-19-213-030-1206, 11-19-213-030-1236

Property Address: 900 ~~East~~ Chicago Avenue, Unit 704, ~~8-32-197~~
Evanston, Illinois 60202

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Dated this 9th day of March, 2021.

Three Squirrels, LLC
an Illinois limited liability company

By: Margaret O'Grady

Name: Margaret O'Grady

Its: Manager

034715

CITY OF EVANSTON
Real Estate Transfer Tax

PAID FEB 16 2021 AMOUNT \$ 2105.00

Agent LB

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

Margaret I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT *Maggie O'Grady*, 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 the foregoing instrument as her 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 14th day of March, 2021.

Stephen R. Patterson

Notary Public

THIS INSTRUMENT PREPARED BY:

Law Office of Stephen R. Patterson, P.C.
6688 Joliet Road, #122
Indian Head, IL 60525



MAIL TO:

John Schlickman & Marilyn Wroblewski
900 Chicago Avenue, Unit 704
Evanston, Illinois 60202

SEND SUBSEQUENT TAX BILLS TO:

John Schlickman & Marilyn Wroblewski
900 Chicago Avenue, Unit 704
Evanston, Illinois 60202