

1 of 2 21-64323

**NORTH AMERICAN
TITLE COMPANY**

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS**

Doc# 2117534048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/24/2021 10:32 AM Pg: 1 of 3

Dec ID 20210601670994
ST/CO Stamp 2-098-547-984 ST Tax \$330.50 CO Tax \$165.25

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
655 W Irving Park Rd #811
Chicago, Illinois 60613

THE GRANTOR **DESPINA MARGIORI**, a single person and not a party to a civil union, of 1505 Ammer Rd, Glenview, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT unto THE GRANTEEES **GARY W. LEATHER** and **PAULA ANN LEATHER**, husband and wife, of 48 Walnut St, Walden, NY, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 11-18-328-017-1601
Address of Real Estate: 1333 Maple Ave Unit 1A, Evanston, IL 60201

SUBJECT TO the following, if any: 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 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 waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.

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The date of this deed of conveyance is Dated this 5th day of April, 2021.

[Signature]
Despina Margiori

State of Illinois)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Despina Margiori, 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 they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me



this 5th day of April, 2021.

[Signature]
Notary Public

North American Title Company
Commitment No.: 21-64323

0036253

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID JUN 15 2021

AMOUNT: \$11055.00 Agent: LB

Gary W Leather Send subsequent tax bills to: and Mail recorded document to:
1333 MAPLE AVE.
UNIT #1A
EVANSTON, ILLINOIS 60201

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EXHIBIT A

Legal Description:

PARCEL 1: UNIT 1A AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT "A" OF THE PLAT OF CONSOLIDATION OF THE NORTH 100 FEET (EXCEPT THE EAST 8 FEET TAKEN FOR ALLEY) OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK 41 IN EVANSTON, AND THE SOUTH 57 FEET OF THE NORTH 157 FEET (EXCEPT THE EAST 8 FEET TAKEN FOR ALLEY) OF THE WEST 1/2 OF BLOCK 41 IN EVANSTON, ALL IN 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 RECORDED AS DOCUMENT 23413165, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 23413165.

COOK County Clerk's Office