

# UNOFFICIAL COPY

Doc#: 2120418152 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/23/2021 06:51 AM Pg: 1 of 3

Dec ID 20210701697470  
ST/CO Stamp 1-323-614-992 ST Tax \$310.00 CO Tax \$155.00

## RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC21022281

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

OC 21022281 6 of 2

## FIDELITY NATIONAL TITLE WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Therese K. Poland  
1210 Chicago Ave. Unit 403  
Evanston, IL 60202

REAL ESTATE TRANSFER TAX 12-Jul-2021



COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

11-19-105-040-1133 | 20210701697.70 | 1-323-614-992

(The Above Space for Recorder's Use Only)

THE GRANTOR **Therese K. Poland**, a single person, of 1210 Chicago Ave. Unit 403, Evanston, IL 60202 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid CONVEYS AND WARRANTS to **Patrick Melnick**, a single person, of 8947 Mango, Morton Grove, IL 60053, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### PARCEL 1:

UNIT NUMBER C-403 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE RIGHT TO THE USE OF P-134 AND P-146, AND S-134 AND S-146, LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID DECLARATION.

#### PARCEL 3:

EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

Permanent Index Number(s): 11-19-105-040-1133

Property Address: 1210 Chicago Ave., #403, Evanston, IL 60202

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

**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.

Dated this 8<sup>th</sup> day of July, 2021.

TK Poland  
Therese K. Poland

031714

**CITY OF EVANSTON**

*Real Estate Transfer Tax*  
PAID JUL 14 2021  
AMOUNT \$ 1550.00  
Agent LB

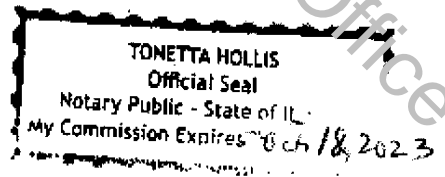
STATE OF ILLINOIS )  
                                  ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Therese K. Poland 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 in the 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 8 day of July, 2021.

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY  
Gary K. Davidson  
Castle Law  
2 N. 129th Infantry Drive  
Joliet, IL 60435



MAIL TO:

Marshall Richter  
Attorney at Law  
5250 Old Orchard Rd. #300  
Skokie, IL 60077

GRANTEES ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

Patrick Melnick  
1210 Chicago Ave., #403  
Evanston, IL 60202