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TRUSTEE'S DEED (Trust to Individual)

(ILLINOIS)
PAGE 1:

Doc# 2126541110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 02:35 PM Pg: 1 of 3

Dec ID 20210901667393
ST/CO Stamp 1-266-196-624 ST Tax \$925.00 CO Tax \$462.50

THE GRANTOR, Joseph R. Moskal, as Trustee of the Joseph R. Moskal Living Trust dated August 30, 2016, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEES, EDVIN SMOLEVITZ AND RHONDA STEIN, husband and wife, of 1135 Michigan, Evanston, IL 60202, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION.

J. M. E.

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

TO HAVE AND TO HOLD said premises, not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenant, and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-18-310-029-1002, 11-18-310-029-1183, 11-18-310-029-1182 and 11-18-310-029-1181

Address (es) of Real Estate: 1570 Elmwood Avenue, Unit 502, G-316, G-317, and G-318, Evanston, IL 60201

031964

CITY OF EVANSTON

Real Estate Transfer Tax
PAID SEP 13 2021

AMOUNT \$

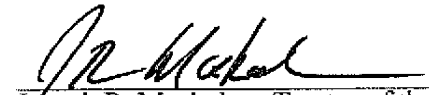
4625.00

Agent

LB

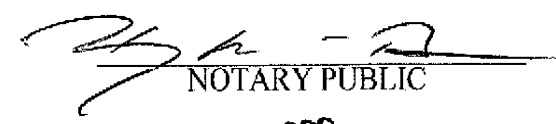
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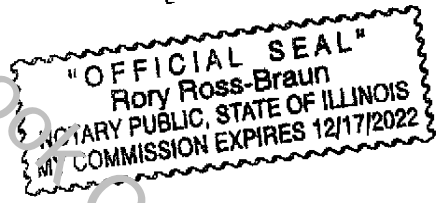
DATED: September 7, 2021


Joseph R. Moskal, as Trustee of the
Joseph R. Moskal Living Trust dated
August 30, 2016

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph R. Moskal, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 9/7/21 
NOTARY PUBLIC



MAIL TO:
Law Office of Daniel Fajerstein
513 Chicago Avenue
Evanston, IL 60202

SEND SUBSEQUENT TAX BILLS TO:
Edwin Smolevitz and Rhonda Stein
1570 Elmwood Avenue, Unit 502
Evanston, IL 60201

This instrument prepared by: *Central Law Group*
2822 Central Street, Evanston, IL 60201
847-866-0124

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LEGAL DESCRIPTION

Order No.: 21GNW388619SK

For APN/Parcel ID(s): 11-18-310-029-1002, 11-18-310-029-1181, 11-18-310-029-1182 and
11-18-310-029-1183

PARCEL 1:

UNIT NUMBER 502 AND PARKING SPACES G-316, G-317 AND G-318 IN THE WINTHROP CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT, 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0919734081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-13, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.