

Aff-211692411

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2128704090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/14/2021 08:26 AM Pg: 1 of 4

Dec ID 20210801636436  
ST/CO Stamp 0-730-744-976 ST Tax \$12.00 CO Tax \$6.00

Mail to:

Richard M. Zeid  
321 Custer Avenue, Unit 2E  
Evanston, Illinois 60202

Name and Address of Taxpayer:

Richard M. Zeid  
321 Custer Avenue, Unit 2E  
Evanston, Illinois 60202

THE GRANTOR, **ANDREA M. COFF**, a widow, of the City of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

**CONVEYS and WARRANTS to GRANTEE, RICHARD M. ZEID**, an unmarried man, of 321 Custer Avenue, Unit 2E, Evanston, Illinois, of the County of Cook, 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 hereto as Exhibit "A"

Permanent Index Number: 11-30-202-048-1017

Common Address of Real Estate: 319-321 Custer Avenue, Garage Unit P4  
Evanston, Illinois 60202

**SUBJECT TO:**

- Terms and provisions of the Declaration of Stoneridge Condominium recorded as Document No. 0011196944, as amended from time to time;
- Public and utility easements including any easements established by or implied from the Declaration or amendments thereto;
- Party wall rights and agreements;
- Limitations and conditions imposed by the Illinois Condominium Property Act;
- Installments not yet due of general assessments established pursuant to the Declaration aforesaid or any amendments thereto;
- 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 yet due and payable.

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Dated this 12<sup>th</sup> day of August, 2021

GRANTOR:

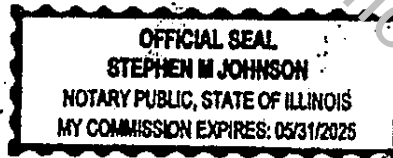
Andrea M. Goff  
ANDREA M. GOFF

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREA M. GOFF, a widow personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 12 day of August, 2021

Stephen M. Johnson  
Notary Public



Prepared by:  
Meredith R. Russell, Esq.  
300 W. Central Road, #316  
Mt. Prospect, Illinois 60056

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## EXHIBIT 'A' Legal Description

UNIT NUMBER P-4 IN THE STONERIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 24 AND 25 IN BLOCK 3 IN CHARLES W. JAMES ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPT FROM SAID PREMISES THE NORTH 77.7 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011196944; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Cook County Clerk's Office

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0036617

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: **PAID OCT 06 2021**

AMOUNT: **\$160.00** Agent: **LB**

REAL ESTATE TRANSFER TAX

08-Oct-2021



COUNTY:	6.00
ILLINOIS:	12.00
<b>TOTAL:</b>	<b>18.00</b>

11-30-202-048-1017

| 20210801656-36 | 0-730-744-976

Property of Cook County Clerk's Office