

760563 112

UNOFFICIAL COPY

WARRANTY DEED (Illinois)



THIS DEED is made as of the 5 day of October, 2021, by and between

Doc# 2130516028 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/01/2021 11:32 AM PG: 1 OF 4

NICHOLAS WASNIEWSKI, MARRIED TO  
MARYELLEN ZABOROWSKI  
("Grantor," whether one or more),

and

VERENA E. MONTESINOS,  
a single woman  
7432 N. SEELEY CHICAGO, IL 60645

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL ONE: UNIT NO. 713-GDN-A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CARLSLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0509639052, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-7, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY RECORDED APRIL 6, 2005 AS DOCUMENT NO. 0509639052, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 713 MULFORD ST., UNIT GDN. EVANSTON, IL 60202

PARCEL INDEX NUMBER (PIN): 11-30-110-070-1004 (VOL: 59)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

Handwritten signature and stamp: VERENA E. MONTESINOS

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 5<sup>th</sup> day of October, 2021.

Nick Wasniewski  
NICHOLAS WASNIEWSKI

Maryellen Zaborowski  
MARYELLEN ZABOROWSKI

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Verena E. Montesinos  
113 Mulford St. GDN Evanston, IL 60202

SEND SUBSEQUENT TAX BILLS TO: VERENA E. MONTESINOS  
713 MULFORD ST., UNIT GDN, EVANSTON, IL 60202

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF MN )  
COUNTY OF Hennepin ) SS

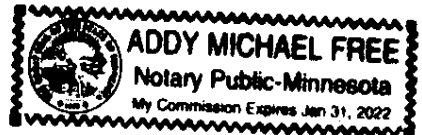
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that NICHOLAS WASNIEWSKI AND MARYELLEN ZABOROWSKI are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of October, 2021.

Notary Public ADDY MICHAEL FREE

My Commission Expires: Jan 31, 2022

0036614



CITY OF EVANSTON

REAL ESTATE TRANSFER TAX  
**PAID** OCT 18 2021  
DATE: \_\_\_\_\_

AMOUNT: \$750.00 Agent: UB

# UNOFFICIAL COPY

File No: 760563

## EXHIBIT "A"

### PARCEL ONE:

UNIT NO. 713-GDN-A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CARLISLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0509639052, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-7, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY RECORDED APRIL 6, 2005 AS DOCUMENT NO. 0509639052, IN COOK COUNTY, ILLINOIS.

Pin: 11-30-110-070-1004

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

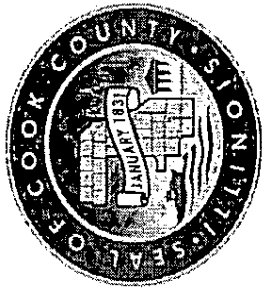
**Copyright 2006-2016 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

25-Oct-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

75.00  
150.00  
225.00

11-30-110-070-1004

20211001606627

1-746-932-8800

Property of Cook County Clerk's Office