

UNOFFICIAL COPY

WARRANTY DEED  
STATE OF ILLINOIS  
COUNTY OF COOK

THE GRANTORS,

CARL U. JOHANSON, JR., Trustee  
of the CARL U. JOHANSON, JR. TRUST  
Dated February 8, 1984



Doc# 2136157021 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 12/27/2021 02:28 PM PG: 1 OF 3

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS:

"CARL U. JOHANSON, III and SUSAN P. JOHANSON, Trustees of the CARL U. JOHANSON, III LIVING TRUST dated March 19, 2010, and any amendments thereto.

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

Subject to: General real estate taxes, covenants, conditions, restrictions of record.

Permanent Index Number (PIN): 10-24-300-037-0000

Address of Real Estate: 2531 Oakton Street  
Evanston, IL 60202

DATED this 30<sup>th</sup> day of September, 2021.

CARL U. JOHANSON, JR., Trustee

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 Carl E. Johanson 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

ACCEPTANCE

The foregoing transfer of title/conveyance is hereby accepted by CARL U. JOHANSON, III and SUSAN P. JOHANSON, Trustees of the CARL U. JOHANSON, III LIVING TRUST dated March 19, 2010.

CARL U. JOHANSON, III, Trustee

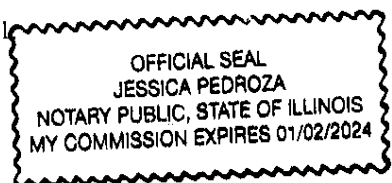
SUSAN P. JOHANSON, Trustee

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 Carl U. Johanson, III and Susan P. Johanson 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 the 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.

Given under my hand and official seal, this 15 day of Oct, 2021  
Commission expires 1-2-2024

NOTARY PUBLIC



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## EXHIBIT A

### PARCEL 1:

LOT 4 IN ZERA SUBDIVISION THREE, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST ¼ OF SECTION 24 AND THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES AS RESERVED IN DEED BY CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO ALEXANDER A. ZERA, JR. AND PHILIP V. ZERA BY DEED RECORDED AS DOCUMENT 25384528, AS CONTAINED AND CONVEYED IN DEED RECORDED AS DOCUMENT 85308825 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 28 MINUTES 13 SECONDS WEST 1563.60 FEET ON THE WEST LINE OF THE SAID SECTION 24, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 13 MINUTES 02 SECONDS EAST 33.46 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 13 SECONDS WEST 225.88 FEET; THENCE SOUTH 13 DEGREES 36 MINUTES 32 SECONDS EAST 111.58 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 28 SECONDS WEST 143.34 FEET; THENCE SOUTH 11 DEGREES 48 MINUTES 34 SECONDS WEST 382.55 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 48 SECONDS WEST 247.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAKTON STREET; THENCE NORTH 89 DEGREES 05 MINUTES 32 SECONDS WEST 32.70 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAKTON STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE NORTH 24 DEGREES 20 MINUTES 48 SECONDS EAST 339.35 FEET ON THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SAID SECTION 24; THENCE NORTH 11 DEGREES 28 MINUTES 13 SECONDS EAST 109.43 FEET ON THE WEST LINE OF THE SAID SECTION 24; THENCE NORTH 11 DEGREES 48 MINUTES 34 SECONDS EAST 189.05 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 28 SECONDS EAST 136.66 FEET; THENCE NORTH 13 DEGREES 36 MINUTES 32 SECONDS WEST 111.52 FEET OF THE WEST LINE OF SAID SECTION 24; THENCE NORTH 02 DEGREES 28 MINUTES 13 SECONDS EAST 215.32 FEET ON THE WEST LINE OF THE SAID SECTION 24 TO THE TRUE POINT OF BEGINNING, ALL BEING SITUATED IN COOK COUNTY, ILLINOIS.



Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.

10-15-21  
Date Buyer, Seller or Representative

CITY OF EVANSTON  
**EXEMPTION**

**MAIL TO:**  
Anthony J. Madonia, Esq.  
Anthony J. Madonia & Associates  
2700 S. River Road, Suite 115  
Des Plaines, IL 60018

**SUBSEQUENT TAX BILL TO:**  
**Grantees**  
Carl U. Johanson, Trustee  
Susan P. Johanson, Trustee  
5135 Lee Street  
Skokie, IL 60077

|   |               |             |
|---|---------------|-------------|
| <b>REAL ESTATE TRANSFER TAX</b>   |               | 27-Dec-2021 |
|  | COUNTY:       | 0.00        |
|  | ILLINOIS:     | 0.00        |
|   | <b>TOTAL:</b> | 0.00        |

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-9, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent this  
9th day of Dec., 2021.

[Signature]  
NOTARY PUBLIC



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-9, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent this  
9th day of Dec., 2021.

[Signature]  
NOTARY PUBLIC

