

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc# 2201428164 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 04:01 PM PG: 1 OF 3

### Chicago Title

*NGSC 571 Office 1/14/22 KASHEEMAN*

THE GRANTOR, **Hal S.R. Stewart**, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **SJ6, LLC, an Illinois limited liability company**, the following described real estate situated in the County of Cook in the State of Illinois. to wit:

*Attached as Exhibit A*

SUBJECT TO: Declaration of Condominium Ownership and of Easements, Restrictions and Covenant for Austin-Elmwood Courtyard Condominium recorded as Document No. 24521820, as amended by First Amendment recorded as Document No 24552304, and as amended by Second Amendment recorded as Document 24562687; Restrictions contained in Deed recorded as Document No. 8837647; Telephone Easement recorded as Document No. 15077362, all recorded in Cook County, Illinois; acts done by or suffered through Buyer; general real estate taxes for 2021 not yet due or payable; and the rights of tenants, as tenants only, with no right of first purchase or right of first refusal, under existing residential leases affecting the property.

Grantor hereby waives and releases any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-30-102-009-1018

Address of Real Estate: 420 Elmwood, Unit 2, Evanston, IL 60202

#### REAL ESTATE TRANSFER TAX

21-Dec-2021



COUNTY:	75.75
ILLINOIS:	151.50
TOTAL:	227.25

11-30-102-009-1018

| 20211201678051 | 1-370-004-112

0039367

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

**PAID JAN 05 2022**

DATE:

AMOUNT: \$760.00 Agent: LB

### Chicago Title

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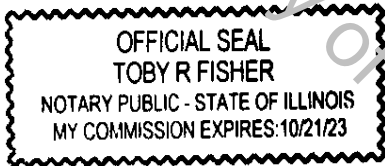
Dated this 15 day of December, 2021

Hal S.R. Stewart  
Hal S.R. Stewart

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Hal S.R. Stewart**, 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 her free and voluntary act.

Given under my hand and official seal, this 15 day of Dec, 2021



Toby R Fisher (Notary Public)

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**Prepared By:** Timothy K. O'Neil, Stocker and O'Neil LLP, 3501 N. Southport #490, Chicago, IL 60657

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**After Recorded Mail To:**  
Brian Meltzer and Amanda Hall  
Meltzer, Purtill & Stelle  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173

**Name & Address of Taxpayer:**  
SJ6, LLC  
Meltzer Real Estate, LLC  
2706 West Armitage Avenue  
Chicago, Illinois 60647

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EXHIBIT A  
Legal Description

UNIT NUMBER 420-2 IN AUSTIN-ELMWOOD COURTYARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4, 5, AND 6 TAKEN AS A TRACT IN THE RESUBDIVISION OF LOT 3 (EXCEPT THE NORTH 23.40 FEET THEREOF) AND LOT 6 (EXCEPT THE SOUTH 17.0 FEET THEREOF) AND ALL OF LOTS 4 AND 5 IN BLOCK 4 IN MERRILL LADD'S ADDITION TO EVANSTON IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24521920 AND AMENDED BY AMENDMENTS RECORDED AS DOCUMENTS 24552304 AND 24562687 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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