

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2205920077 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2022 06:59 AM Pg: 1 of 3

Dec ID 20220201630908  
ST/CO Stamp 1-404-385-680 ST Tax \$250.00 CO Tax \$125.00

FIDELITY NATIONAL TITLE  
SC22002151

THE GRANTOR(S) Martin Townsend, married to Jaynie Townsend, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Norma A Gomez, individually, of 6306 North Campbell Ave, Chicago, Illinois, 60659 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made a part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; covenants, conditions and restrictions of record, public utility easements

Permanent Real Estate Index Number(s): 10-13-320-041-0000

Address(es) of Real Estate: 2325 W Dempster St Evanston Illinois 60201

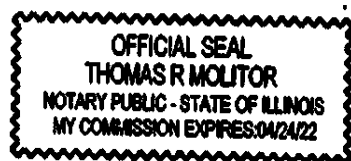
The date of this deed of conveyance is 02/28/2022.

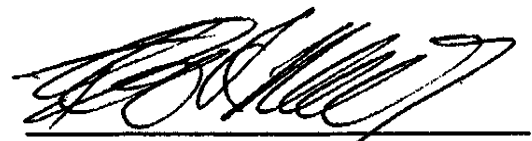
  
Martin Townsend

  
Jaynie Townsend

State of ILLINOIS, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin Townsend and Jaynie Townsend personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 02/28/2022.



  
Notary Public

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 2325 W Dempster St  
Evanston, Illinois 60201

Legal Description:

PARCEL 1:

THAT PART OF LOT 6 LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT, 13 FEET 63/4 INCHES EAST OF THE SOUTHWEST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT, 9 FEET 3 INCHES EAST OF THE NORTHWEST CORNER OF SAID LOT, AND LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT, 17 FEET 11 INCHES WEST OF THE SOUTHEAST CORNER OF SOUTH LOT, TO A POINT ON THE NORTH LINE OF SAID LOT, 22 FEET 23/4 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT, IN C. C. O'MALLEY'S DEMPSTER STREET SUBDIVISION, A RESUBDIVISION OF BLOCK 8 IN FOWLER AND MCDANIEL'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE MERIDIAN; TOGETHER WITH VACATED ALLEY IN SAID BLOCK 8, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS AND RESTRICTIVE COVENANTS MADE BY STACEY CONSTRUCTION COMPANY, INC., DATED MARCH 17, 1959 AND RECORDED MARCH 19, 1959 AS DOCUMENT 17845193, AND AS CREATED BY DEED FROM STACEY CONSTRUCTION COMPANY, INC., A CORPORATION OF ILLINOIS TO ANDREW B. SAWYER AND JUANITA G. SAWYER, DATED JULY 13, 1965 AND RECORDED AUGUST 12, 1965 AS DOCUMENT 19555659, ALL IN COOK COUNTY, ILLINOIS.

0037064



CITY OF EVANSTON  
REAL ESTATE TRANSFER TAX  
**PAID FEB 22 2012**  
DATE: \_\_\_\_\_  
AMOUNT: \$1250.00 Agent: LB

GRANTEES ADDRESS

<p>This instrument was prepared by: THOMAS MOLITOR  1133 SCOTT AVE. WINNETKA, IL 00000</p>	<p>Send subsequent tax bills to: Norma A Gomez 2325 W Dempster St Evanston Illinois 60201</p>	<p>Mail recorded document to: Norma A Gomez 2325 W Dempster St Evanston Illinois 60201</p>
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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		23-Feb-2022
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
10-13-320-041-0000		20220201630908   1-404-385-680