

UNOFFICIAL COPY

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

Doc#: 2208421314 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2022 01:42 PM Pg: 1 of 4

Dec ID 20220301653067
ST/CO Stamp 0-995-597-712 ST Tax \$1,100.00 CO Tax \$550.00

96809044 CM3
1014
Bradly
THE GRANTORS, Geoffrey ^MB. Brown and Tanya A. Brown, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEEES, BRADLEY HARVEY AND PATRICIA RUSSO, ~~husband and wife~~, of 2507 Eastwood, Evanston, IL 60201, not as tenants in common, and not as joint tenants, but as ~~tenants by the entirety~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

^{Both on marital}
SEE ATTACHED LEGAL DESCRIPTION.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 11-19-201-026-0000
Address (es) of Real Estate: 1203 Hinman Avenue, Evanston, IL 60202

0039652

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAR 17 2022

AMOUNT: \$5500.00 Agent: LB

(
Evanston Title Services, Inc.
100 North Michigan
Evanston, IL 60119
Evanston, IL 60175
)

REAL ESTATE TRANSFER TAX

25-Mar-2022



COUNTY: 550.00
ILLINOIS: 1,100.00
TOTAL: 1,650.00

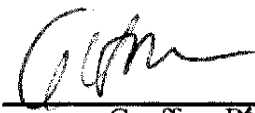
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20220301653067

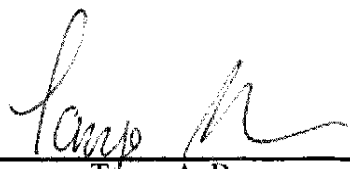
0-995-597-712

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DATED: March 13, 2022




Geoffrey B. Brown
H



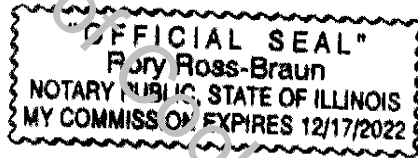
Tanya A. Brown

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 Geoffrey B. Brown and Tanya A. Brown, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 3/13/22 

NOTARY PUBLIC



MAIL TO:
Barbara Goodman Law
555 Skokie Boulevard, Suite 250
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Bradley Harvey and Patricia Russo
1203 Hinman Avenue
Evanston, IL 60202

This instrument prepared by: Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124

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Exhibit A

PARCEL A:

THAT PART OF LOT 13 IN BLOCK 75 IN THE NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF CHICAGO AVENUE (EXCEPT 15 1/2 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT 30.04 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13, THENCE SOUTH ON THE WEST LINE OF SAID LOT 50.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST ON THE SOUTH LINE OF SAID LOT 84.50 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 33.73 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1.11 FEET, THENCE NORTH 16.43 FEET TO A POINT 85.39 FEET EAST OF THE WEST LINE OF SAID LOT, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 85.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL A-1-1:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A AS CREATED BY DEED FROM STATE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1967 AND KNOWN AS TRUST NUMBER 4083 TO MC MORRIS RECORDED AS DOCUMENT 22002717 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13, 50.16 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 60 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 2.40 FEET, THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 41.56 FEET MORE OR LESS TO THE EAST FACE OF A BASEMENT BRICK WALL, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 13 AND ALONG THE EAST FACE OF SAID BRICK WALL A DISTANCE OF 2.40 FEET, THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID LOT, A DISTANCE OF 24.08 FEET MORE OR LESS TO THE EAST FACE OF BRICK BASEMENT WALL, THENCE SOUTH ALONG THE EAST FACE OF SAID BRICK WALL, A DISTANCE OF 5.80 FEET TO AN ANGLE CORNER OF SAID BRICK WALL, THENCE EAST ALONG THE NORTH FACE OF SAID WALL A DISTANCE OF 20.40 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 10.63 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT AND ALONG THE NORTH FACE OF A BRICK BASEMENT WALL A DISTANCE OF 8.08 FEET, THENCE NORTH ALONG THE WEST FACE OF SAID BRICK WALL A DISTANCE OF 8.08 FEET, THENCE EAST ALONG THE NORTH FACE OF A BRICK WALL A DISTANCE OF 30.75 FEET MORE OR LESS TO THE NORTH EAST CORNER OF SAID BRICK WALL, THENCE CONTINUING EAST TO A POINT IN THE EAST LINE OF SAID LOT 13, WHICH POINT IS 42.66 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH ON THE EAST LINE OF SAID LOT 13 A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THAT PART WHICH FALLS WITHIN PARCEL A), IN COOK COUNTY, ILLINOIS.

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PIN: 11-19-201-026-0000

For Informational Purposes only: 1203 Hinman Avenue, Evanston, IL 60202

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