

# UNOFFICIAL COPY

PT22-81255

1 of 1

Doc#: 2209106172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/01/2022 08:58 AM Pg: 1 of 3

Dec ID 20220301661045  
ST/CO Stamp 0-629-587-344 ST Tax \$395.00 CO Tax \$197.50

## WARRANTY DEED

The Grantors, James Hambleton and Rachel Hambleton, husband and wife, of the City of Evanston, 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, convey and warrant to Grantees:

Kathleen G. Arthur and Thomas H. Arthur, Trustees of the Kathleen G. Arthur Restated Revocable Trust dated March 16, 2015 and Thomas H. Arthur and Kathleen G. Arthur, Trustee of the Thomas H. Arthur Restated Revocable Trust dated March 16, 2015

the following described real estate situated in the County of Cook, in the State of Illinois:


[ see Exhibit A attached hereto ]


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Real Estate Permanent Index Number: 11-18-314-021-1003

Address of Real Estate: 1500 Oak Avenue, Unit 1D, Evanston, Illinois 60201

Dated March 21, 2022

  
\_\_\_\_\_  
James Hambleton

  
\_\_\_\_\_  
Rachel Hambleton

**PROPER TITLE, LLC**

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State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Rachel Hambleton and James Hambleton personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, 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 21<sup>st</sup> day of March, 2022

Claire Demos  
Notary Public

Commission Expires:



0039633

CITY OF EVANSTON

Mail To:

Kristen Duffy  
Duffy Law, LLC  
~~195 North Harbor Drive, Suite 5309~~  
~~Chicago, Illinois 60601~~  
130 N Garland St #4702  
Chicago, IL 60602

REAL ESTATE TRANSFER TAX

DATE: PAID MAR 23 2022

AMOUNT: \$1975.00 Agent: LB

Send Tax Bill To:

Kathleen Arthur and Thomas Arthur  
1500 Oak Avenue, Unit 1D  
Evanston, Illinois 60201

This instrument was prepared by:

Barbara M. Demos  
Law Office of Barbara M. Demos, P.C.  
4746 North Milwaukee Avenue  
Chicago, Illinois 60630

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## Exhibit A

### Legal Description

Unit 1-D as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 1 in the Plat of consolidation of the North 36 feet of Lot 2 and all of Lots 3 and 4 in Block 55 in Evanston in the Southwest Quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois according to the Plat thereof recorded October 20, 1969 in the Office of the Cook County Recorder of Deeds as document 20989692; which survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated February 25, 1969 known as trust number 27931 and recorded in the Office of the Cook County Recorder of Deeds as document 21376247 together with an undivided 2.10 percent interest in said Parcel (excepting from said Parcel all property and space comprising all the units thereon as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

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Office of Cook County Clerk's Office