

UNOFFICIAL COPY

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

LARRY MAGILL & ASSOCIATES, P.C.
555 SKOKIE BOULEVARD
SUITE 250
NORTHBROOK, IL 60062

Doc#: 2219518028 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2022 06:25 AM Pg: 1 of 3

Dec ID 20220601661840
ST/CO Stamp 0-521-950-288 ST Tax \$330.00 CO Tax \$165.00

AFTER RECORDING RETURN TO:

Barry H. Zaransky & Rosalie S. Zaransky
811 Chicago Avenue
Unit 804
Evanston, Illinois 60202

PROPERTY ADDRESS:

811 Chicago Avenue
Unit 804
Evanston, Illinois 60202
(Cook County)

PERMANENT INDEX NUMBER:

11-19-401-045-1058

THE GRANTORS, **DOUGLAS W. GEYER** and **MELANIE C. GEYER**, husband and wife, of the, City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **BARRY H. ZARANSKY AND ROSALIE S. ZARANSKY, AS CO-TRUSTEES OF THE BARRY H. ZARANSKY AND ROSALIE S. ZARANSKY TRUST DATED OCTOBER 18, 2008, AS AMENDED**, of the City of Chicago, County of Cook, State of Illinois; all of Grantors' right, title, and interest in and to the following described real estate, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois:

PARCEL 1:

UNIT 804 IN 811 CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF: LOT 1 IN NORTHLIGHT CONSOLIDATION OF LOTS 9 AND 10 AND THE NORTH 7 FEET OF LOT 11 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1996 AS DOCUMENT NO. 96939209 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1997 AS DOCUMENT NO. 97,966,087, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

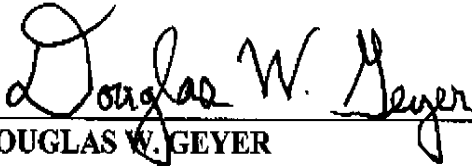
PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-51 AND STORAGE LOCKER L-51, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.


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SUBJECT TO THE FOLLOWING, IF ANY: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable;

IN WITNESS WHEREOF, the GRANTORS have set their hands as of this 6th day of July, 2022.



DOUGLAS W. GEYER

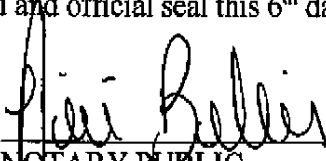


MELANIE C. GEYER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DOUGLAS W. GEYER and MELANIE C. GEYER**, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered 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 6th day of July, 2022.



NOTARY PUBLIC

CITY OF EVANSTON

006255

REAL ESTATE TRANSFER TAX

DATE: **PAID JUN 30 2022**

AMOUNT: **\$11,150.00** Agent: **LB**



Send Tax Bills To:
Barry H. Zaransky & Rosalie S. Zaransky, Co-Trustees
811 Chicago Avenue
Unit 804
Evanston, Illinois 60202

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

13-Jul-2022



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

11-19-401-045-1058

20220601661840 | 0-521-950-288