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Doc#: 2224418187 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2022 12:55 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220801624036
ST/CO Stamp 0-916-580-944 ST Tax \$310.00 CO Tax \$155.00

FD-22, 1031 10/21

THE GRANTOR, Mary Lynn Hertel,
widowed and not remarried, of the City of
Englewood, County of Charlotte, State of
Florida, for and in consideration of TEN
DOLLARS and other good and valuable considerations in hand paid, CONVEYS and
WARRANTS to Madeline Katan, unmarried, 2648 West Glenlake Avenue, #1C, Chicago, IL
60659, all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

PARCEL 1:

UNIT 603 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-11 AND STORAGE
LOCKER L-11 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE
SURVEY ATTACHED TO THE AFORESAID DECLARATION.

SUBJECT ONLY 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 USE AND ENJOYMENT OF THE REAL ESTATE; THE
CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

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

REAL ESTATE TRANSFER TAX

31-Aug-2022



COUNTY:	155.00
ILLINOIS:	310.00
TOTAL:	465.00

11-19-401-045-1039

| 20220801624036 | 0-916-580-944

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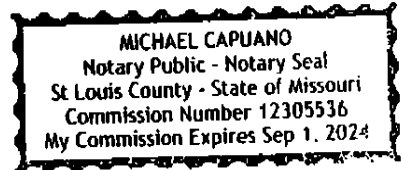
of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Real Estate Index Number: 11-19-401-045-1039

Address of Real Estate: 811 Chicago Avenue Unit 603, Evanston, IL 60202

Dated this 24th day of August, 2022.

Mary Lynn Hertel (SEAL)
Mary Lynn Hertel



MISSOURI
State of ~~Illinois~~, County of Saint Louis, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Mary Lynn Hertel, 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 acknowledge that she signed, sealed and delivered the said instrument as her 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 24th day of August, 2022.

[Signature]
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

Send subsequent tax bills to:

Madeline Katan
811 Chicago Ave., Unit 603
Evanston, IL 60202

After recording mail to:

Madeline Katan
811 Chicago Ave #603
Evanston IL 60202

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EXHIBIT "A"

Unit 603 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-11 and Storage Locker L-11 Limited Common Elements, as Delineated on the survey attached to the Aforesaid Declaration.

Tax ID # 11-19-401-045-1039

PIN(S): 11-19-401-045-1039

005055

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

PAID AUG 25 2022

DATE:

AMOUNT: 1,550.00 Agent: GR

Property of Cook County Clerk's Office