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22255420800

WARRANTY DEED
(ILLINOIS STATUTORY)
Corporation to Individual

Doc# 22255420800 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2022 02:21 PM PG: 1 OF 3

BT 221022-0125471292

40 APPLE RIDGE RD, Danbury, CT 06810

THE GRANTOR, CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) TO:

James G. Cottle, Trustee of the James G. Cottle Trust dated May 28, 2021

(Strike Inapplicable)

- A) As Tenants in Common
- B) Not as Tenants in Common, but as Joint Tenants with Right of Survivorship
- C) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety
- D) Statutory (To Individual)

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

PIN(s): 11-19-401-031-0000
 Address(es) of Real Estate: 816 HINMAN AVE., UNIT 5, EVANSTON, IL 60202
 Legal Description: SEE ATTACHED EXHIBIT A

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 26th day of July, 2022

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Katrina Baradji, its Authorized Agent, and attested by Gabriella York, its Authorized Agent, this 26 day of July, 2022.

CARTUS FINANCIAL CORPORATION

CITY OF EVANSTON

006142

By: Katrina Baradji

REAL ESTATE TRANSFER TAX

Attest: Gabriella York

DATE: PAID AUG 17 2022

AMOUNT: \$2950.00 Agent: LB

S
Y
P3
SY-1
SC
INT R

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Burnet File Number: 2210022-01254

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 16 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON ACCORDING TO A RESUBDIVISION OF THE EAST 1/2 OF BLOCK 11 AND THE WEST 1/2 OF BLOCK 10 IN SAID ADDITION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 16, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 101.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 19.00 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 38.08 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.00 FEET TO A POINT; THENCE NORTHWESTERLY A DISTANCE OF 38.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION RECORDED AS DOCUMENT 96083411 AND AS CREATED BY DEED RECORDED AS DOCUMENT 96120817 OVER THE FOLLOWING DESCRIBED COMMON AREA: LOTS 15 AND 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 15, A DISTANCE OF 24.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE 114.05 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 36.00 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 114.05 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 16; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF LOT 16, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 114.17 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 38.08 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 114.17 FEET TO A POINT; THENCE NORTHWESTERLY A DISTANCE OF 38.08 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE SOUTHERLY 20.00 FEET OF THE WESTERLY 18.50 FEET OF LOT 15; AND EXCEPT THE NORTHERLY 20.00 FEET OF THE WESTERLY 18.50 FEET OF LOT 16, ALL IN BLOCK 11 AND THE WEST 1/2 OF BLOCK 10 IN SAID ADDITION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-19-401-031-0000