UNOFFICIAL COMMILIANI

WARRANTY DEED (ILLINOIS STATUTORY) Corporation to Individual Doc# 2225542080 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

the State of Delaware, and duly (\$10.00), and other good and value the Board of Directors of said co	UNANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS translet considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by proportion, CONVEY(S) and WARRANT(S) TO: 3. Cottle: Truske of the James G. Cattle Trust dake Hay 28,2021
(Strike Inapplicable) A) As Tenants in Common B) Not as Tenants in Common C) Not at Joint Tenants, or as D) Statutory (To Individual)	n, but as Joint Tenants with Right of Survivorship Tenants in Common, but as Tenants by the Entirety
the following described real esta	ite, situated in the County of Cook in the State of Illinois, to-wit:
PIN(s): Address(es) of Real Estate: Legal Description:	11-19-401-031-0000 816 HINMAN AVE., UNIT 5, EVANSTON, IL 69202 SEE ATTACHED EXHIBIT A
covenants, conditions, restriction	tions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) ns of record and easements for the use of public utilities; d) and and highways; situated in, hereby under and by virtue of the homestead exemption laws of the State of illinois.
Dated this <u>26th</u> day of <u>Jul</u>	y , 20 <u>22</u>
I Witness Whereof, said Granto	or 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
Gabrielia Yor	tk, its Authorized Agent, this _Z6 _ day of _Tuly, 202Z
	CARTUS FINANCIAL CORPORATION
• .	006142 By Kriting Manch
CITY OF EV	ANSTON OUT 12 By: LUMBE WORKER
REAL ESTATE TR	PANSEER TAX
PA	
DATE:	S <u>I</u>
AMOUNT: \$295	O"Agent. NO

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UNOFFICIAL CO

STATE OF	New Jersey	_ }	
COUNTY O	Burlington 4.	- } s _ }	

the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the Authorized Agent of CARTIS FINANCIAL CORPORATION , personally known to me to be the Authorized Agent of CARTUS FINANCIAL CORPORATION

and

Gabriella York of said corporation, and personally known to me to be same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, scaled and delivered said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day of



KYLE BERMUDEZ **NOTARY PUBLIC** STATE OF NEW JERSEY ID # 50190423

MY COMMISSION EXPIRES MAR. 30, 2027

Instrument Prepared By:

Alex Ranjha, Esq. Ranjha Law Group PC 903 Commerce Drive, Suite 210 Oak Brook, IL 60523

←Mail To:

Gary Mages 1110 W Lake Cook Rd Ste 385 Buffalo Grove, IL 60089

OOA COUNTY CIEPA'S OFFICE Send Subsequent Tax Bills To: / Grantees Address

James Garlon Cottle 816 Hinman Ave Unit 5 Evanston, IL 60202

After Recording Return To:

Burnet Title - Post Closing 1301 W. 22nd Street Suite 510 Oak Brook, IL 60523

> REAL ESTATE TRANSFER TAX COUNTY: ILLINOIS: TOTAL:

20220701694099 | 0-108-145-232 11-19-401-031-0000

24-Aug-2022

295.00

590.00

885.00

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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 MERIDIAIN, 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 131, 34 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 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 DOCUMEN 95083411 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 SEGINNING, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 16; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF COT 16, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG TEE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 114.17 FEET TO A POINT THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE. A DISTANCE OF 38.08 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES 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