

Warranty Deed

UNOFFICIAL COPY

ILLINOIS

Doc# 2225928106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 10:57 AM Pg: 1 of 2

Dec ID 20220801613469
ST/CO Stamp 1-862-562-384 ST Tax \$215.00 CO Tax \$107.50

Above Space for Recorder's Use Only

PT 22-86589 1/2

THE GRANTOR(S) William Schaudt married*, of the Village of Wilmette, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Charles Furse, a single man the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is not homestead property as to the spouse of William Schaudt.

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 due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 11-19-401-045-1016
Address(es) of Real Estate: 811 Chicago Avenue, Unit 307, Evanston, IL 60202

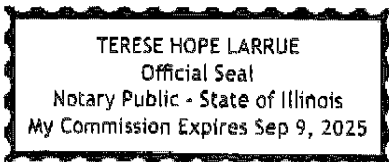
The date of this deed of conveyance is Dated this 15th day of August, 2022.


William Schaudt

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Schaudt, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 Dated this 15th day of August, 2022.




Notary Public

PROPER TITLE, LLC

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LEGAL DESCRIPTION

For the premises commonly known as: 811 Chicago Avenue, Unit 307, Evanston, IL 60202

Legal Description:

PARCEL 1: UNIT NUMBER 307 IN THE 811 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: 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 SEPTEMBER 30, 1868 IN BOOK 167 OF MAPS, PAGE 138 AND RECORDED JANUARY 17, 1873 IN BOOK 3 OF PLATS PAGE 82, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97966087; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT AND USE OF PARKING SPACE P-63 AND STORAGE LOCKER L-52C, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION

Property of Cook County Clerk's Office

CITY OF EVANSTON

008040

REAL ESTATE TRANSFER TAX

DATE: PAID AUG 19 2022

AMOUNT: \$1075.00 Agent: LB

This instrument was prepared by:
 Lynette McKenzie
 Lynette J. McKenzie, LTD
 7219 W Laraway Rd
 Frankfort, IL 60423

Send subsequent tax bills to:

Charles Furse
 811 Chicago Ave, #307
 Evanston, IL 60202

Recorder-mail recorded document to:

CSC Law, LLC
 1115 N. Ashland Ave.
 Chicago, IL 60622