

UNOFFICIAL COPY

WARRANTY DEED FEE SIMPLE

Doc#. 2234955118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 11:16 AM Pg: 1 of 4

Dec ID 20221201610265
ST/CO Stamp 1-643-130-192 ST Tax \$200.00 CO Tax \$100.00

GRANTOR(S):

**LUIS FERNANDEZ, MARRIED TO
MARIA T. AVILAS,**

**OF THE CITY OF CHICAGO,
COUNTY OF COOK, STATE
OF ILLINOIS, FOR AND IN
CONSIDERATION OF TEN
(\$10.00) DOLLARS, IN
HAND PAID, CONVEY
AND WARRANT TO:**

MANUEL ESCALANTE,

OF:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK,
STATE OF ILLINOIS, IN FEE SIMPLE. TO WIT: "SEE ATTACHED"**

**SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, PRIVATE, PUBLIC AND
UTILITY EASEMENTS; GENERAL TAXES FOR THE YEAR 2022 AND SUBSEQUENT
YEARS;**

**HEREBY RELEASING AND WAVING ALL RIGHTS UNDER AND BY VIRTUE OF THE
HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.**

**NOTE: THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD RIGHTS AS TO MARIA
T. AVILAS**

TO HAVE AND TO HOLD THE ABOVE-DESCRIBED PREMISES, FOREVER.

ADDRESS OF REAL ESTATE: 243 CUSTER AVE., EVANSTON, IL 60202

PERMANENT INDEX NUMBER: 11-30-206-029-0000

DATED THIS 9TH DAY OF DECEMBER, 2022

033322

CITY OF EVANSTON

Real Estate Transfer Tax

PAID DEC 13 2022
AMOUNT \$ 1,000.00

Agent NK


LUIS FERNANDEZ

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LEGAL DESCRIPTION:

PARCEL 1:

That part of Lot 54 in Howard Terminal Addition, a Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the Northeast corner of said Lot 54, Thence North 89 degrees 39 minutes 45 seconds West, along the North line of said Lot 54, 39.91 feet; Thence South 00 degrees 10 minutes 15 seconds West, 53.85 feet to the place of beginning of the herein described tract of land; Thence South 89 degrees 50 minutes East, 20.26 feet; Thence South 00 degrees 03 minutes 20 seconds West, 20.37 feet; Thence South 89 degrees 50 minutes East, 19.86 feet to the East line of said Lot 54; Thence South 00 degrees 00 minutes East, along the East line of said Lot 54, 33.51 feet to the Southeast corner of said Lot 54, Thence North 89 degrees 44 minutes West, along the South line of said Lot 54, 40.25 feet; Thence North 00 degrees 10 minutes 15 seconds East, along a line passing through the center of a party wall, 53.81 feet to the Place of Beginning.

PARCEL 2:

An easement for vehicular parking lying between the plane of existing concrete pavement (usgs elevation 599.72 feet) and a plane 3.50 feet above said concrete pavement, over and across the following described tract of land which lies under the overhand of the existing building on said premises; commencing at the Northeast corner of said Lot 54; Thence South 00 degrees 00 minutes East, along the East line of said Lot 54, 74.10 feet; Thence North 89 degrees 50 minutes West, 19.36 feet to the place of beginning of the herein described easement; Thence North 00 degrees 03 minutes 20 seconds East, 18.47 feet; Thence North 89 degrees 50 minutes West, 3.50 feet; Thence South 00 degrees 03 minutes 20 seconds West, 18.37 feet; Thence South 89 degrees 50 minutes East, 3.50 feet to the Place of Beginning.

PARCEL 3:

Also an Easement for ingress and egress over and across the following described tract of land: commencing at the Northwest corner of Lot 54 in Howard Terminal Addition, a Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois



Thence South 00 degrees 00 minutes East along the west line of said Lot 54, 51.60 feet to the place of beginning of the herein described easement; Thence South 89 degrees 50 minutes East, 23.00 feet; Thence North 00 degrees 00 minutes West, .50 feet; Thence South 89 degrees 50 minutes East, 16.0 feet; Thence South 00 degrees 00 minutes East, 1.0 feet, Thence South 89 degrees 50 minutes East, 35.95 feet to the East line of said Lot 54, Thence South 00 degrees 00 minutes East, along the East line of said Lot 54, 4.0 feet, Thence North 89 degrees 50 minutes West 85.95 feet; Thence South 00 degrees 00 minutes 1.0 feet; Thence North 89 degrees 50 minutes West 16 feet; Thence North 00 degrees 00 minutes West .50 feet; Thence North 89 degrees 50 minutes West, 23.0 feet to the West line of said Lot 54; Thence North 00 degrees 00 minutes West, along the West line of said Lot 54, 5.0 feet to the Place of Beginning.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

11-30-206-029-0000
243 CUSTER AVE., EVANSTON, IL 60202

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Property of Cook County Clerk's Office

	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
11-30-206-029-0000	20221201610265	1-643-130-192