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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, 7.0 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, FOREVEF,

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 13,2002, 1000, 00

Agent____

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STATE OF ILLINOIS)

) SS: COUNTY OF COOK)	
I, THE UNDERSIGNED, A NOTARY PUBLI AFORESAID, DO HEREBY CERTIFY THAT	C IN AND FOR THE SAID COUNTY AND STATE 1:
LUIS FERNANDEZ, MARRIED TO MARIA T. A VILAS	
SUBSCRIBED TO THE FOREGOING INST IN PERSON, ACKNOWLEDGED THAT HE THE SAID INSTRUMENT AS THEIR FREE	E THE SAME PERSON(S) WHOSE NAME(S) RUMENT, APPEARED BEFORE ME THIS DAY, SHE/THEY SIGNED, SEALED AND DELIVERED AND VOLUNTARY ACT, FOR THE PURPOSES RELEASE AND WAIVER OF THE RIGHT OF
GIVEN UNDER MY HAND AND SEAL THIS	9TH DAY OF DECEMBER, 2022
" O F F I C I A L S E A L " EWA MATECKI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/23/2024	NOTAKY PUBLIC
FOR INFORMATION AND FUTURE CONSUMMATED ATNATIONAL TI	REFERENCE, THIS TRANSACTION WAS TLE CENTER(TITLE COMPANY)
THIS INSTRUMENT WAS PREPARED BY:	ALBERT E. XIQUES, ATTORNEY AT LAW 5045 NORTH HARLEM AVENUE CHICAGO, ILLINOIS 60656
MAIL TO: chr. H. Janhana Atlanter At Law 235 N. Llybourn Ave 1# 332 Chrago H. 60610	MAIL SUBSEQUENT TAX BILLS TO: Manuel EGALANTE 712 Dobsen St., Apt 2 Evanston, Il ELLY2

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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 priking 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 decrees 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 [:ast. 23.00 feet; Thence North 00 degrees 00 minutes West, .50 feet; Thence South 89 degrees 50 minutes East, .6.0 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 16 feet; Thence North 00 degrees 00 minutes West, .8.0ng 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

Legal Description AXL-22030-L/43

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Property of Coot County Clert's Office

100.00 200.00 300.00

COUNTY: ILLINOIS: TOTAL:



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