

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 2311655080 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/26/2023 11:13 AM Pg: 1 of 3

Dec ID 20230401602537  
ST/CO Stamp 0-557-145-296 ST Tax \$715.00 CO Tax \$357.50

Chicago Title  
1/2 23CSA365410LP

THE GRANTOR, William F. Bailey and Valeria St. Vicina Bailey, husband and wife, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, John Tapp and Paige Tapp, husband and wife, as tenants by the entirety, of Cook County, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 6 IN BLOCK 7 IN HINMAN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 10-13-408-019-0000  
Address of Real Estate: 1564 Florence Ave, Evanston, IL 60201

REAL ESTATE TRANSFER TAX		25-Apr-2023
	COUNTY:	357.50
	ILLINOIS:	715.00
	TOTAL:	1,072.50
10-13-408-019-0000	20230401602537	0-557-145-296

[signature on following page]

CITY OF EVANSTON

006695

REAL ESTATE TRANSFER TAX

DATE: PAID APR 20 2023

AMOUNT: \$3575.00 Agent: LB

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Dated this 13<sup>th</sup> day of April, 2023

William E. Bailey  
William E. Bailey

Valeria St. Vicina Bailey  
Valeria St. Vicina Bailey

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William E. Bailey and Valeria St. Vicina Bailey, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 13<sup>th</sup> day of April, 2023



Jodyln A. Hutchison (Notary Public)

**Prepared By:** Thompson & Thompson  
19 S. LaSalle St., Suite 302  
Chicago, Illinois 60603

**Mail To:**  
~~Dennis Ansong, Esq.~~  
~~203 N. LaSalle St.~~  
~~Chicago, IL 60601~~

**Name & Address of Taxpayer:**  
↑ ↑ ↑  
John Tapp and Paige Tapp  
1564 Florence Ave  
Evanston, IL 60201

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## LEGAL DESCRIPTION

Order No.: 23LS03733LT

For APN/Parcel ID(s): 14-16-302-032-1001

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PARCEL 1: UNIT 1 EAST IN BUENA PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND THE WEST 25 FEET OF LOT 2 IN BLOCK 4 IN WALLER'S ADDITION TO BUENA PARK IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25448084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND LIMITED COMMON ELEMENT YARD AND FOR UNIT 1 EAST, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

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