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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2314622052 Fee \$98.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 02:57 PM PG: 1 OF 3

THE GRANTOR(S)

James W. Binney and Anne F. ONeill divorced and not since remarried

of the City of Glenview, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Leonie C. Herrera

of 7750 N Sheridan Rd, Apt 3R Chicago, IL 60626, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

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(s): 11-29-101-033-1128

Address(es) of Real Estate ~~7550~~⁷⁵⁵⁰ N. Sheridan Road (parking unit I), Chicago, IL 60626

Dated this 21st day of ^{Nov}, 2022.

James W. Binney

Anne F. ONeill

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STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

James W Binney and Anne F. O'Neill

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 21st day of November, 2022.

Beth Burns (Notary Public)

Prepared by:
Beth Burns
2235 Dewes St.
Glenview, IL 60025



Mail to:
Leonie C. Herrera
7750 N Sheridan Rd, Apt 3R
Chicago, Illinois 60626

REAL ESTATE TRANSFER TAX	16-Dec-2022
CHICAGO:	93.75
CTA:	37.50
TOTAL:	131.25



Name and Address of Taxpayer:
Leonie C. Herrera
7750 N Sheridan Rd, Apt 3R
Chicago, IL 60626

11-29-101-033-1128 | 20220901641737 | 0-606-301-521
* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX	26-Mar-2023
COUNTY:	6.25
ILLINOIS:	12.50
TOTAL:	18.75



11-29-101-033-1128 | 20220901641737 | 1-135-569-616

"I" IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 PARCEL 1:

LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE
 NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST
 CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH
 PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO
 EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD
 ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON;
 THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE
 TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST
 CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S
 BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN
 THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN
 COOK COUNTY, ILLINOIS. AND

PARCEL 2:

THAT PART OF LOT 7 IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE
 SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON
 THE NORTH LINE OF SAID LOT 7 38.61 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT; THENCE WEST TO THE
 NORTHWEST CORNER OF SAID LOT. THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING IN
 THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS. AND

PARCEL 3:

ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH
 INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON; AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N.
 SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK
 ADDITION TO EVANSTON.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
 0030097577, AND AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
 PIN NO. 11-29-101-033-1128

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Cook County Clerk's Office