

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

BW23065965 1/1 JR

Doc#: 2317113196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 10:30 AM Pg: 1 of 3

Dec ID 20230501626782
ST/CO Stamp 1-824-790-224 ST Tax \$239.00 CO Tax \$119.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Jennifer Bivens and Colm O'Reilly, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Lawrence A. Cline and Susan Cline, as Trustees of the LJ Realty Trust dated September 22, 2007, of 276 Belmont Place, Mahwah, NJ 07430, the following described real estate situated in the County of Cook County, in the State of Illinois, to wit:

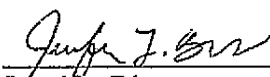
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 11-30-106-039-1042
Property Address: 380 Ridge Avenue Unit 14-3, Evanston, IL 60202

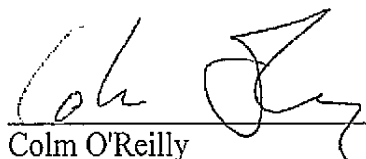
SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 25 day of May, 2023.



Jennifer Bivens (Seal)



Colm O'Reilly (Seal)

REAL ESTATE TRANSFER TAX		19-Jun-2023
COUNTY:	ILLINOIS:	119.50
	ILLINOIS:	239.00
	TOTAL:	358.50
11-30-106-039-1042	20230501626782	1-824-790-224

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STATE OF IL)
COUNTY OF COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer Bivens and Colm O'Reilly personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 25 day of May, 2023.

[Signature]
Notary Public



TRUSTEE ACCEPTANCE

The Grantee, Lawrence A. Cline and Susan Cline, as Trustees of under the provisions of the LJ Realty Trust dated September 22, 2007, hereby acknowledges and accepts this conveyance into the said Trust.

Lawrence A. Cline, as Trustees of under the LJ Realty Trust dated September 22, 2007

Susan Cline, as Trustees of under the LJ Realty Trust dated September 22, 2007

006792

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAY 31 2023

AMOUNT: \$1195⁰⁰ Agent: [Signature]

THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Heidi Weitmann Coleman PC
7301 North Lincoln Avenue Suite 140
Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

Lawrence A. Cline and Susan Cline, as Trustees
of LJ Realty Trust dated September 22, 2007
~~380-Ridge Avenue Unit 143~~ 276 Belmont Pl
Evanston, IL 60202

Mahwah, NJ
07430

BW23065965

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Exhibit A

UNIT 14-3 IN ST. FRANCIS COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3, 4, 5, 6, AND 7 IN WHYTE AND BELL CONSTRUCTION COMPANY'S RESUBDIVISION OF THE SOUTH 8 FEET OF LOT 1; LOTS 2 TO 31, BOTH INCLUSIVE, IN BLOCK 2; LOT 5 TO 32, BOTH INCLUSIVE IN BLOCK 3; LOTS 1 TO 12, BOTH INCLUSIVE, IN BLOCK 4; LOTS 1 TO 12, BOTH INCLUSIVE, IN BLOCK 5 AND LOT 3 IN BLOCK 6 IN AUSTIN'S RIDGE SUBDIVISION, IN SOUTH EVANSTON, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIDGE ROAD, ACCORDING TO SAID SUBDIVISION, RECORDED AS DOCUMENT 7880166, DATED APRIL 13, 1923, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24569776; AS AMENDED BY DOCUMENT 24791554, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 11-30-106-039-1042

For Informational Purposes only: 380 Ridge Avenue, Unit 14-3, Evanston, IL 60202