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46220

Doc#: 2321940223 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/07/2023 04:27 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20230601658087
ST/CO Stamp 0-587-950-544 ST Tax \$245.00 CO Tax \$122.50

THE GRANTORS, KELVIN ESTES and SHERRY SPENCER, husband and wife, of the Village of Evanston, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO BABAK SALECK PAY, of 2827 N. Burlingame St. Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

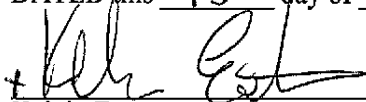
Subject to: Real Estate taxes for the year 2022 and subsequent years and covenants, conditions and restrictions of record.

Real Estate Tax Number: 1025-200-043-0000


Address of Real Estate: 411 Dodge Avenue, Evanston, Illinois 60202

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 15th day of July, 2023


Kelvin Estes

(SEAL)


Sherry Spencer

(SEAL)

STATE OF ILLINOIS

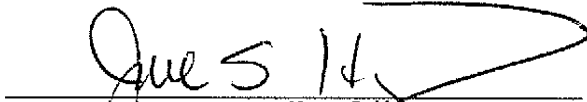
COUNTY OF LAKE

}
}SS

Acuity Title
101 Dempster St., Suite 206
Skokie, IL 60077 *****

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KELVIN ESTES and SHERRY SPENCER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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 15th day of July, 2023

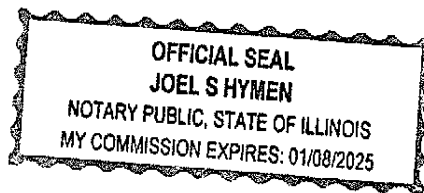

Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

SEND SUBSEQUENT TAX BILL TO:

Babak Saleck Pay
411 dodge Ave
60202, Evanston, IL



Babak Saleck Pay
411 dodge Ave
Evanston IL
60202

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File #: 46220

Exhibit "A"

Property Address: 411 Dodge Avenue, Evanston, IL 60202

County: Cook

Tax Parcel #: 10-25-200-043-0000

THAT PART OF LOTS 17 TO 25 INCLUSIVE (TAKEN AS A TRACT) IN BLOCK 3 IN M.L. JACKSON'S ADDITION TO SOUTH EVANSTON, BEING A SUBDIVISION OF NORTH HALF OF NORTH WEST QUARTER OF NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF DODGE AVENUE AS WIDENS 125.50 FEET NORTH OR INTERSECTION OF SAID EAST LINE OF DODGE AVENUE WITH THE NORTH LINE OF KIRK STREET; THENCE EAST ON A LINE DRAWN AT RIGHT ANGLES TO EAST LINE OF DODGE AVENUE 51.17 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ON SAID RIGHT ANGLE LINE 21.83 FEET THENCE NORTH ON A LINE PARALLEL TO EAST LINE OF DODGE AVENUE 61.83 FEET; THENCE WEST AT RIGHT ANGLE 13 FEET THENCE SOUTH ON A LINE PARALLEL TO EAST LINE OF DODGE AVENUE 29.83 FEET THENCE WEST AT RIGHT ANGLE 8.83 FEET TO A LINE 51.17 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF DODGE AVENUE THENCE SOUTH ON SAID PARALLEL LINE TO SAID EAST LINE OF DODGE AVENUE THENCE SOUTH ON SAID PARALLEL LINE 32 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: **PAID JUL 27 2023**

AMOUNT: \$1225⁰⁰ Agent: UB

002286

Proprietor's Office Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX



02-Aug-2023
COUNTY: 122.50
ILLINOIS: 245.00
TOTAL: 367.50

10-25-200-043-0000 | 20230601658087 | 0-587-950-544