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1/2 236SA 207060LP

Doc#: 2325540012 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 09:28 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED

Dec ID 20230901617046

ST/CO Stamp 0-373-913-040 ST Tax \$200.00 CO Tax \$100.00

THE GRANTOR(S), Matthew F. Gaudet and Heather A. Stone-Gaudet for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY(S) to Dakota Gaudet, all interest in the following described Real Estate situated in Evanston, County of Cook, in the State of Illinois, to wit:

a unmarried person

no married person

8/12/23 L.

PARCEL 1: THE EAST 23.67 FEET OF THE WEST 216.43 FEET (EXCEPT THE NORTH 68 FEET THEREOF) OF THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE OF THE SOUTH 1/2 OF THE NORTH 2/3RDS OF LOT 13 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT RECORDED AS DOCUMENT 1003433 IN COOK COUNTY, ILLINOIS. ALSO PARCEL 2: THE EAST 9.67 FEET OF THE WEST 145.53 FEET OF THE EAST 155 FEET OF THE SOUTH 33 FEET OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID. ALSO PARCEL 3: EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 25, 1957 AND KNOWN AS TRUST NUMBER 20080, DATED JUNE 28, 1957 AND RECORDED JULY 10, 1957 AS DOCUMENT 16954307 AND RERECORDED JULY 30, 1957 AS DOCUMENT 16972152, AS AMENDED BY DECLARATION DATED MARCH 14, 1958 RECORDED MARCH 18, 1958 AS DOCUMENT 17157527, (A) FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND EGRESS, LIGHT, AIR AND DRIVEWAY PURPOSES OVER, UNDER AND ACROSS THE SOUTH 13 FEET OF THE EAST 155 FEET (EXCEPT THAT PART FALLING IN PARCEL 2) OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 AND THE NORTH 10 FEET OF THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE OF THE SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID. (B) FOR THE BENEFIT OF PARCELS 1 AND 2 FOR IN, EAST, LIGHT AND AIR AND FOR SIDEWALK PURPOSES OVER, UNDER AND ACROSS THE SOUTH 6 FEET OF THE NORTH 71 FEET (EXCEPT THE EAST 47 FEET THEREOF) AND THE WEST 4 FEET OF THE EAST 51 FEET OF THE SOUTH 122 FEET ALL IN THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE (EXCEPT THAN PART FALLING IN PARCEL 1) OF SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COOK COUNTY, ILLINOIS AFORESAID. (C) FOR THE BENEFIT OF PARCEL 2 FOR INGRESS AND EGRESS OVER THE SOUTH 33 FEET OF THE EAST 155 FEET (EXCEPT THAT PART FALLING IN PARCEL 2) OF SOUTH 1/2 OF NORTH 1/3 OF LOT 13 IN COOK COUNTY, ILLINOIS, AFORESAID.

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SUBJECT TO:

Covenant, 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.

Permanent Real Estate Index Number(s): 11-30-115-073-0000

Address(es) of Real Estate: 165 Asbury Ave., Evanston, IL 60202

Dated this 15 day of August 2023

Matthew E. Gaudet
Matthew E. Gaudet

STATE OF ILLINOIS, COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew E. Gaudet known to me to be the same person(s) whose name(s) 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 15th day of AUGUST, 2023

Hemant Kapoor
(Notary Public)



CITY OF EVANSTON

008386

REAL ESTATE TRANSFER TAX

DATE: **PAID SEP 07 2023**

AMOUNT: \$1000.00 Agent: LB

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Dated this 21 day of August, 2023


Heather A. Stone-Gaudet

** not homestead property*

Massachusetts

STATE OF ILLINOIS, COUNTY OF Middlesex ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heather A. Stone-Gaudet ^{the person(s) known to me} to be the same person(s) whose name(s) 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 August, 2023



K A Midgley (Notary Public)

Prepared By: Michael F Bonaguro
Attorney at Law
1609 Sherman Avenue
Suite 312
Evanston, IL 60201

Mail To:
Dakota Gaudet
165 Asbury St.
Evanston, IL 60202

Name & Address of Taxpayer:

Dakota Gaudet
165 Asbury St.
Evanston, IL 60202

Cook County Clerk's Office