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Doc#: 2326346074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 03:31 PM Pg: 1 of 3

Dec ID 20230801603182
ST/CO Stamp 1-976-516-048 ST Tax \$220.00 CO Tax \$110.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

John Kumor, Esq.
Kumor Law LLC
7142 West Belmont Ave.
Chicago, IL 60634

(Reserved for Recordors Use Only)

MAIL REAL ESTATE TAX BILL TO:

Robyn M. Johnson
2726 Central Street, Unit 3B
Evanston, IL 60201

THE GRANTORS: Julian S. Dawson and Roberta M. Dawson, husband and wife, of 2726 Central Street, Unit 3B, Evanston, IL 60201, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Robyn M. Johnson, A married person of 1754 Palmer Park Blvd Colorado Springs CO 80904, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2726 Central Street, Unit 3B, Evanston, IL 60201
PIN: 10-11-203-034-1006

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

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

CITY OF EVANSTON

005296

REAL ESTATE TRANSFER TAX

DATE: PAID SEP 05 2023

Chicago Title

AMOUNT: \$1,100.00 Agent: Jo

203
23300011243m

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DATED this 30th day of August, 2023.

Julian S. Dawson by Roberta
Julian S. Dawson *m. Dawson*
attorney in fact.

Roberta M. Dawson
Roberta M. Dawson

STATE OF Illinois)
COUNTY OF Will)SS

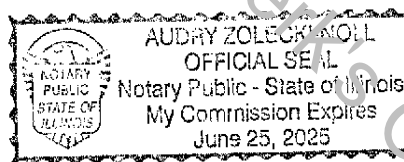
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Julian S. Dawson and Roberta M. Dawson**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 30 day of August, 2023.

Notary Public [Signature]

NAME AND ADDRESS OF PREPARER:

Joan P. Vasquez
Attorney at Law
20063 N. Rand Rd.
Palatine, IL 60074



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LEGAL DESCRIPTION

Order No.: 23GCO011243RM

For APN/Parcel ID(s): 10-11-203-034-1006

PARCEL 1:

UNIT NUMBER 2726-3B, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 6 IN BLOCK 3 IN E. T. PAUL'S ADDITION TO EVANSTON, BEING THE NORTH EAST FRACTIONAL 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 10 ACRES THEREOF) AND THE WEST 6 ACRES OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 13, 1987, AND KNOWN AS TRUST NUMBER 24780, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24106399, TOGETHER WITH AN UNDIVIDED 9.07 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. P5, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.