

# UNOFFICIAL COPY

Doc#: 2330328017 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/30/2023 12:13 PM Pg: 1 of 3

Dec ID 20231001646839  
ST/CO Stamp 1-578-403-792 ST Tax \$188.00 CO Tax \$94.00

CA 23GSA527225LP

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

The Coleman Law Office LLC  
125 Wacker Dr Ste 3000  
Chicago IL 60606

### MAIL REAL ESTATE TAX BILL TO:

Peter Winkler and Darleen Winkler  
2537.5 Prairie Ave.  
Evanston, IL 60201

(Reserved for Recorders Use Only)

**THE GRANTOR:** Dana M. Gunderson, single, of 2537.5 Prairie Ave., Unit 1S, Evanston, IL 60201, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Peter Winkler and Darleen Winkler**, husband and wife, of 736 Woodlawn Ave., Lake Forest, IL 60045, to have and to hold, as Joint Tenants with right of Survivorship, 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: 2537.5 Prairie Ave., Unit 1S, Evanston, IL 60201  
PIN: 10-12-104-020-1014

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.

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DATED this 11<sup>th</sup> day of October, 2023.

Dana Gunderson  
Dana M. Gunderson

STATE OF Illinois )  
COUNTY OF DeKalb )SS

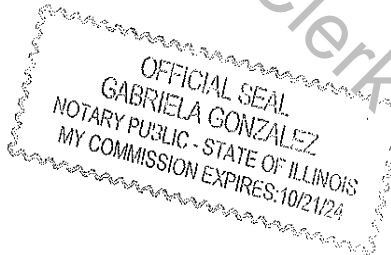
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Dana M. Gunderson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that she signed and delivered the said instrument as her 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 11<sup>th</sup> day of October, 2023.

[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Jason S. Harris  
Law Office of Jason S. Harris, LLC  
300 Saunders Rd., Suite 100  
Riverwoods, IL 60015



005323

**CITY OF EVANSTON**

**REAL ESTATE TRANSFER TAX**

DATE: **PAID OCT 25 2023**

AMOUNT: \$940.00 Agent: [Signature]

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSA527225LP

For APN/Parcel ID(s): **10-12-104-020-1014**

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UNIT NUMBER 2537-1/2 #1S IN THE PRAIRIE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 AND 7 IN BLOCK 19 IN NORTH EVANSTON IN THE NORTHWEST 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 THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2006 AS DOCUMENT 0612532016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office