

PT 23-95478 1/2

# UNOFFICIAL COPY

## WARRANTY DEED

## ILLINOIS

## STATUTORY

Doc#: 2332041267 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2023 12:52 PM Pg: 1 of 3

Dec ID 20231001658357  
ST/CO Stamp 1-761-880-016 ST Tax \$325.00 CO Tax \$162.50

THE GRANTORS TASHA R. ROBINSON AND ROBERT J. KOESTER, married to each other, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to REBECCA C. PHEND, A Single Woman, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

### PARCEL 1:

THE SOUTH 20 FEET OF THE NORTH 100 FEET OF THE EAST 63.50 FEET OF THE WEST 126 FEET, ALL BEING OF LOTS 1 TO 5, INCLUSIVE, TAKEN AS A TRACT, IN THE RESUBDIVISION OF BLOCK 9 IN KENNEY AND RINN'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EAST 10 FEET OF THE WEST 92.50 FEET OF THE SOUTH 20 FEET, ALL BEING OF LOTS 1 TO 5, INCLUSIVE, TAKEN AS A TRACT, IN THE RESUBDIVISION OF BLOCK 9 IN KENNEY AND RINN'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR DUNBAR'S SOUTH BOULEVARD TOWNHOUSE DEVELOPMENT, DATED JANUARY 26, 1962 AND RECORDED JANUARY 26, 1962 AS DOCUMENT 18386359, AND AMENDMENT RECORDED MAY 24, 1962 AS DOCUMENT 18484207, AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 18484207, FOR INGRESS AND EGRESS, IN COOK COUNTY, 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.

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.


PERMANENT INDEX NUMBERS: 11-19-418-026-0000

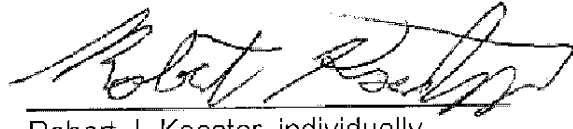
ADDRESS(ES) OF REAL ESTATE: 612 South Boulevard, ~~Unit D~~, Evanston, IL 60202

PROPER TITLE, LLC

# UNOFFICIAL COPY

October 20, 2023

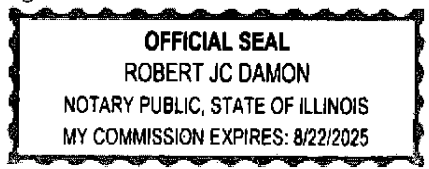
  
Tasha R. Robinson, individually

  
Robert J. Koester, individually

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tasha R. Robinson, 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 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, if any exist.

Given under my hand and official seal on October 20, 2023.

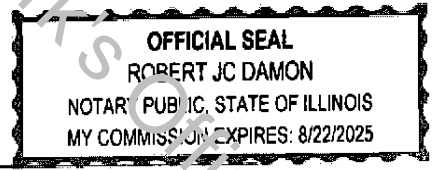


  
Notary Public

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert J. Koester, 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 acknowledged that he signed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on October 20, 2023.



  
Notary Public

**PREPARED BY:**  
Jennifer LaMell Goldstone, Esq.  
Horwitch Goldstone & Shaw LLC  
1528 Shermer Road  
Northbrook, IL 60062

**SEND TAX BILLS TO:**  
Rebecca C. Phend  
612 South Boulevard, ~~Unit D~~  
Evanston, IL 60202

**AFTER RECORDING MAIL TO:**  
Harley Rosenthal, Esq.  
Rosenthal Law Group  
3700 W Devon Avenue Ste E  
Lincolnwood, IL 60712

**CITY OF EVANSTON**

008462

**REAL ESTATE TRANSFER TAX**

DATE: **PAID OCT 24 2023**

AMOUNT: \$11,025.00 Agent: LB

# UNOFFICIAL COPY

## EXHIBIT A

### Parcel 1:

The South 20 feet of the North 100 feet of the East 63.50 feet of the West 126 feet, all being of Lots 1 to 5, inclusive, taken as a tract, in the Resubdivision of Block 9 in Kenney and Rinn's Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The East 10 feet of the West 92.50 feet of the South 20 feet, all being of Lots 1 to 5, inclusive, taken as a tract, in the Resubdivision of Block 9 in Kenney and Rinn's Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 3:

Easements appurtenant to and for the benefit of Parcel 2 as set forth in the Declaration of Easements and Covenants for Dunbar's South Boulevard Townhouse Development, dated January 26, 1962 and recorded January 26, 1962 as Document 18386359, and Amendment recorded May 24, 1962 as Document 18484207, and as created by Deed recorded as Document No. 18484207, for ingress and egress, In Cook County, Illinois.

Property of Cook County Clerk's Office