

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2401746158 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 02:56 PM Pg: 1 of 3

Dec ID 20240101612537  
ST/CO Stamp 0-787-915-824 ST Tax \$308.00 CO Tax \$154.00

THE GRANTOR(S), Joseph M. Kolar and Kathryn Sullivan Kolar, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Danielle Garabedian, married woman of 1027 Dodge Ave, Apt B  
Evanston, IL 60202  
all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

### SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 10-24-214-036-1006

Address(es) of Real Estate: 1027 Dodge Avenue, Unit B, Evanston, IL 60202  
Apt

CITY OF EVANSTON

008476

REAL ESTATE TRANSFER TAX

DATE: **PAID JAN 11 2024**

AMOUNT: \$1540.<sup>00</sup> Agent: LB

REAL ESTATE TRANSFER TAX

16-Jan-2024



COUNTY:	154.00
ILLINOIS:	308.00
TOTAL:	462.00

10-24-214-036-1006

20240101612537 | 0-787-915-824

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Dated this 28 day of December, 2023

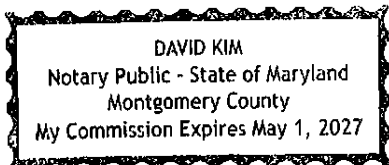
Joseph M. Kolar  
Joseph M. Kolar

Kathryn Sullivan Kolar  
Kathryn Sullivan Kolar

Maryland <sup>oc</sup>      Montgomery <sup>oc</sup>  
STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph M. Kolar and Kathryn Sullivan Kolar, personally known to me to be the same person(s) whose name(s) are 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 28 day of December, 2023



[Signature] (Notary Public)

**Prepared By:** Bradford Miller Law PC  
10 S. LaSalle, Suite 2920  
Chicago, IL 60603

**After Recording Mail To:**

Danielle Garabedian  
1027 Dodge Ave, B  
Evanston, IL 60202

**Name & Address of Taxpayer:**

Danielle Garabedian  
1027 Dodge Ave., B  
Evanston, IL 60202

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## EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 1027-B in Dodge Terrace Place Townhome Condominiums as delineated on a survey of the following described tract of land:

Lots 18 and 19 in Block 3 in Pitner's 2nd Addition to Evanston, a Subdivision of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 1, 2006 as Document 0606027125; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The exclusive right to use of Parking Space P-8 & P-1, as limited common element as delineated on the survey attached to the Declaration aforesaid recorded March 1, 2006 as Document 0606027125, in Cook County, Illinois.

PIN(S): 10-24-214-036-1006

Property of Cook County Clerk's Office