

UNOFFICIAL COPY



1/1 2365T 205356SK

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2401813269 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2024 01:03 PM Pg: 1 of 2

Dec ID 20240101612188
ST/CO Stamp 1-006-703-664 ST Tax \$401.00 CO Tax \$200.50

THE GRANTORS, Roman Dzadzic (a/k/a Roman Dradzie) and Jelena Grudic, husband and wife, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Lawrence M. Cohen and Lauralee Sness, not individually but as Trustees of the Residence Trust created under the William L. Becker Trust dated May 30, 1998, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 2G AND G-22 IN HINMAN PLACE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 1, 2 AND 3 IN BLOCK 3 IN GIBBS, LADD AND GEORGE'S ADDITION TO EVANSTON BEING PART OF THE SOUTH 1/2 OF THE NORTH EAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25427725, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

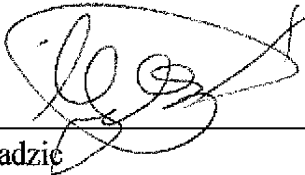
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

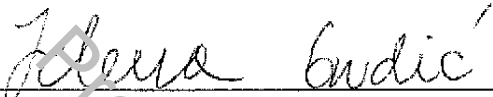
Permanent Real Estate Index Number: 11-19-221-016-1009 & 11-19-221-016-1056

Address of Real Estate: 901 Hinman, Unit 2G & G-22, Evanston, IL 60202

UNOFFICIAL COPY

Dated this 8th day of January, 2024.

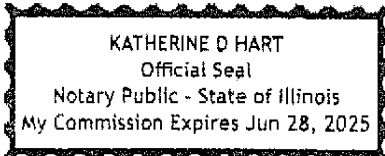
 (SEAL)
Roman Dzadzic

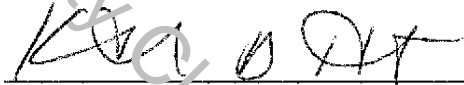
 (SEAL)
Jelena Grudic

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Roman Dzadzic and Jelena Grudic, 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8 day of January, 2024.




NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

Send subsequent tax bills to:

Lawrence M. Cohen and Lauralee Suess
901 Hinman Unit 2G
Evanston, IL 60202

After recording mail to:

Michelle Luss
1530 W. Fullerton
Chicago IL 60614

CITY OF EVANSTON

005412

REAL ESTATE TRANSFER TAX

DATE: PAID JAN 11 2024

AMOUNT: \$2005.00 Agent: NH