

UNOFFICIAL COPY

44493

WARRANTY DEED
Statutory (Illinois)

Doc#: 2411314307 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 10:44 AM Pg: 1 of 3

Dec ID 20240401682305
ST/Co Stamp 0-939-417-904 ST Tax \$195.00 CO Tax \$97.50

THE GRANTOR, LENICE D. LEVY, a married person of the City of Evanston, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO ADEDOTUN JEJE, a single man 5026 S. Ada St Chicago, IL 60639, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2023 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 11-30-210-039-1018

Address of Real Estate: 149 Callan Avenue, Unit 3W, Evanston, IL 60202

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.

This is not homestead property for the Grantor and her spouse.

DATED this 19th day of April, 2024

Lenice D. Levy (SEAL)
Lenice D. Levy

Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that LENICE D. LEVY, a married person, 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, sealed 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.

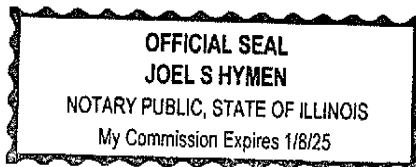
Given under my hand and official seal this 19th day of April, 2024

Joel S Hymen
Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

SEND SUBSEQUENT TAX BILL TO:



UNOFFICIAL COPY

File #: 48493

Exhibit "A"

Property Address: 149 Callan Avenue, Unit Apt 3W, Evanston, IL 60202

County: Cook

Tax Parcel #: 11-30-210-039-1018

UNIT 149-3W IN THE SHERWOOD COMMONS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 33 IN "HOWARD TERMINAL ADDITION", BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1923 AS DOCUMENT NUMBER 7834430 IN BOOK NUMBER 176 OF PLATS, PAGE NUMBER 39 THEREIN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416734055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON

005507

REAL ESTATE TRANSFER TAX

DATE: PAID APR 19 2024

AMOUNT: \$975 Agent: JH

mailto:

Adedotun Jeje
149 Callan Ave. Unit 3W
Evanston IL 60202

Tax Bill

Adedotun Jeje
149 Callan Ave, Unit 3W
Evanston IL 60202

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

19-Apr-2024



COUNTY: 97.50
ILLINOIS: 195.00
TOTAL: 292.50

11-30-210-039-1018

20240401682305

0-939-417-904