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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2415023028 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/29/2024 10:07 AM Pg: 1 of 3

Doc ID 20240501699810
ST/Co Stamp 2-075-809-072 ST Tax \$312.00 CO Tax \$156.00

FIRST AMERICAN TITLE
FILE # AT1043553

THE GRANTOR, MICHAEL A. BRINKLEY, married, of 220 Thornhill Lane, Lake Barrington, IL, in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to ANNA VOGEL and NICHOLAS FORTIN, an unmarried man as joint tenants with right of survivorship all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* Elizabeth ** an unmarried woman

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and building lines; general real estate taxes for the year 2023 and subsequent years.

Permanent Real Estate Index Number(s) 11-19-301-022-1017

Address(es) of Real Estate: 1016 Main St., ^{Apt} Unit 2, Evanston, IL 60202

THIS PROPERTY IS NOT HOMESTEAD

Dated this 14 day of May, 2024.


MICHAEL A. BRINKLEY

CITY OF EVANSTON

008671

REAL ESTATE TRANSFER TAX

DATE: **PAID MAY 17 2024**

AMOUNT: \$1560.00 Agent: LB

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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 MICHAEL A. BRINKLEY 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, sealed 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 applicable.

Given under my hand and official seal this 14 day of MAY, 2024.

Kendra Marderosian (Notary Public)



Prepared By: MARDEROSIAN LAW LLC
 111 North Ave., Suite 204
 Barrington, IL 60010
 (847) 801-9529

Mail To: Nozari Legal, LLC
11023 Orrington Ave., Suite 600
Evanston, IL 60201

Name and Address of Taxpayer: ANNA VOGEL and NICHOLAS FORTIN
 1016 Main St., Evanston, IL 60202
 apt 2

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 1016-2 IN THE RENAISSANCE RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11 IN BLOCK 3 IN ADAMS AND BROWN'S ADDITION TO EVANSTON, IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF RIDGE ROAD; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536327032, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-19-301-022-1017

Property Address: 1016 Main Street, ^{Unit} 2, Evanston, Illinois 60202

Property of Cook County Clerk's Office