

# UNOFFICIAL COPY

This document prepared by:  
**Adler and Herbach**  
7321 Ridgeway Ave  
Skokie, IL 60076

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Heidi Coleman  
7301 N. Lincoln  
Lincolnwood, IL 60646

Doc#: 2419114326 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/9/2024 10:54 AM Pg: 1 of 3  
  
Dec ID 20240601641879  
ST/Co Stamp 0-470-078-256 ST Tax \$480.00 CO Tax \$240.00

\_\_\_\_\_  
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**11-18-117-014-1159**  
(Parcel Identification Number(s))

## WARRANTY DEED

**THE GRANTORS** Richard Kessler and Brigitte Crepin f/k/a Brigitte Lozenguez, husband and wife, of Evanston, IL, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Kyle ~~X~~ Navins, an unmarried person and Mikalyn ~~X~~ Maltes, an unmarried person, both of Evanston, IL, hereinafter collectively "Grantee," as joint tenants, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 1720 Maple Avenue, Unit 2220, Evanston, IL 60201

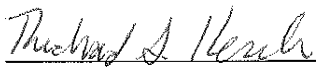
HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT to all restrictions, easements, rights-of-way, and protective covenants of record, if any.

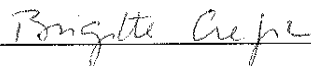
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27<sup>th</sup> day of June, 2024.



Richard Kessler



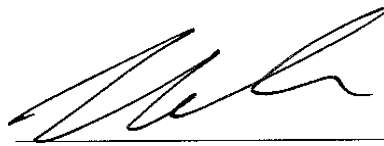
Brigitte Crepin f/k/a Brigitte Lozenguez

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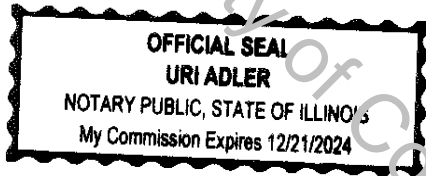
STATE OF ILLINOIS }  
                                  }  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Richard Kessler and Brigitte Crepin 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 acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 27<sup>th</sup> day of June, 2024.



Notary Public  
(SEAL)



**SEND TAX STATEMENTS TO:**  
Kyie Navins and Mikalyn Maltes  
1720 Maple Avenue  
Unit 2220  
Evanston, IL 60201

CITY OF EVANSTON

005550

REAL ESTATE TRANSFER TAX

DATE: **PAID JUN 27 2024**

AMOUNT: \$2,400.00 Agent: Jo.

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## EXHIBIT "A" Property Description

**Closing Date:** June 28, 2024  
**Buyer(s):** Kyle ~~V.~~ Navins and Mikalyn ~~V.~~ Maltes  
**Property Address:** 1720 Maple Ave, 2220, Evanston, IL 60201

### PROPERTY DESCRIPTION:

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

Unit No. 2220 in the Optima Views Condominium, as delineated on a Plat of Survey of the following described tract of land:

Parts of Lot 1 in Optima Views Resubdivision, being a Resubdivision of Lot 3, in Church Maple Second Resubdivision, in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 0030370729, which Plat of Survey is attached as Exhibit "B1" to the Declaration of Condominium Ownership recorded April 15, 2003, as Document No. 0310527146, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.