

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # AF1046388172

WARRANTY DEED

AFTER RECORDING MAIL TO:

Jac McBride
251 Essex Pl.
Wilmette, IL 60091

MAIL REAL ESTATE TAX BILL TO:

Jac McBride & Joseph David Torricelli
1516 Hinman Ave, Unit 707
Evanston, IL 60201

Doc#: 2425720593 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/13/2024 4:00 PM Pg: 1 of 3

Doc ID 20240801693303

ST/Co Stamp 1-045-967-024 ST Tax \$193.50 CO Tax \$96.75

(Reserved for Recordors Use Only)

THE GRANTOR: Karen L. Cervajal Vasquez, a married woman, of Brooklyn, New York, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jac McBride, unmarried woman, and Joseph David Torricelli, unmarried man, of Wilmette, IL and Evanston, IL respectively as JOINT TENANTS to have and to hold, the following described Real Estate, situated in the County of Lake, in the State of Illinois, to wit:
~~* THIS IS NOT HOMESTEAD PROPERTY.~~

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1516 Hinman Ave, Unit 707, Evanston, IL 60201
PIN: 11-18-408-016-1064

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

CITY OF EVANSTON

008866

REAL ESTATE TRANSFER TAX

DATE: PAID SEP 10 2024

AMOUNT: \$ 970.00 Agent: LB

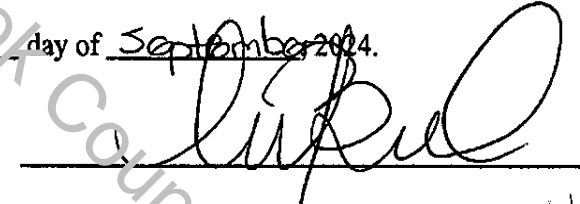
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DATED this 6 day of SEPTEMBER, 2024.

Karen Carvajal Vasquez
Karen L. Carvajal Vasquez

STATE OF New York)
)SS
COUNTY OF Queens)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Karen L. Carvajal Vasquez**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/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 7 day of September, 2024.


Notary Public

NAME AND ADDRESS OF PREPARER:
Judy K. Maldonado
Attorney at Law
1800 Nations Dr., Suite 218
Gurnee, IL 60031

CINTHYA BOSQUEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01B06371554
Qualified in Queens County
Certificate filed in New York County
My Commission Expires Feb. 28, 2028

Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 707 IN HINMAN HOUSE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK 26 IN THE VILLAGE OF EVANSTON, SECTION 18, 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 26485649 AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 0-20, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26485649, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-18-408-016-1064

Property Address: 1516 Hinman Ave, Unit 707, Evanston, Illinois 60201

Property of Cook County Clerk's Office