

# UNOFFICIAL COPY

WARRANTY DEED 90627203

MAIL TO: Robert B. Simon  
 NAME: 180 W. Washington # 500 COOK COUNTY, ILLINOIS  
 ADDRESS: Chicago, IL 60609  
 CITY & STATE

DEC 28 PM 1:12 90627203

THE GRANTOR, Blanche S. La Valle, a widow, not since remarried,  
 of the City of Evanston County of Cook State of Illinois  
 for and in consideration of ten and no/100 (\$10.00)-----DOLLARS  
 and other good and valuable considerations in hand paid.

CONVEYS and WARRANTS to Deborah M. Pemberton

of the City of Evanston County of Cook State of Illinois  
 the following described Real Estate situated in the County of Cook in the State of Illinois,  
 to-wit:

see attached legal description

15.00

Real Estate Transfer Tax  
 DEC 20 1990  
 CITY OF EVANSTON \$500.00

Real Estate Transfer Tax  
 DEC 20 1990  
 CITY OF EVANSTON \$10.00

90627203

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STAMP DEC 21 '90  
 P. H. 11428

address of premises: 161 Asbury Avenue  
 Evanston, Illinois 60202

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

P.I.N. 11-30-115-071-0000

DATED this 6 day of December 19 90  
 Blanche S. LaValle (Seal)  
 Blanche S. LaValle (Seal)

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 DEC 21 '90  
 P. H. 10755

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

<u>Deborah M. Pemberton</u> Name of Grantee	<u>704 Florence Ave., Chicago, Il.</u> Address	<u>60202</u> Zip
<u>Deborah M. Pemberton</u> Name of Taxpayer	<u>704 Florence Ave., Chicago, Il.</u> Address	<u>60202</u> Zip
<u>Donald W. Hoag</u> Name of Person Preparing Deed	<u>500 Davis Street, Evanston, Il.</u> Address	<u>60201</u> Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1)  
 name and address for tax billing, (Ch.115: 9.2) and name and address of person  
 preparing instrument: (Ch.115: 9.3)

RE TITLE GUARANTY ORDER # C451726192

Property of Cook County Clerk's Office

STATE OF ILLINOIS

County of

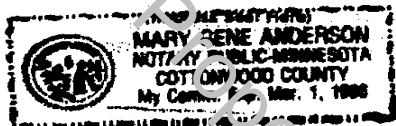
Cottonwood

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Blanche S. La Valle, a widow not since remarried,

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 notarial seal this 12<sup>th</sup> day of December, 19 90.



*Mary Gene Anderson*  
Notary Public

Commission Expires 3-1-96

Property of Cook County Clerk's Office

State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph     , Section 4, of the Real Estate Transfer Tax Act.

Dated this      day of     , 19     .

Signature of Buyer-Seller or their Representative     

90627203

WARRANTY DEED

TO

FROM

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

The East 34 feet of the West 169.09 feet (except the North 68 feet thereof) of that part lying East of the East line of Asbury Avenue of the South half of the North Two Thirds of Lot 13 in County Clerks Division of unsubdivided land in the North West quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, according to the plat as document 1003433;

ALSO

### PARCEL 2:

The East 9.67 feet of the West 125.99 feet of the East 155 feet of the South 33 feet of the South half of the North one Third of Lot 13 in County Clerks Division, aforesaid;

ALSO

### PARCEL 3:

Easement as set forth in declaration of easements, party walls, covenants, and restrictions made by La Salle National Bank as Trustee under Trust Agreement dated February 28, 1957, and known as Trust No. 20080, dated June 28, 1957, and recorded July 10, 1957 as document 16954307 and re-recorded July 30, 1957, as document 16972152; as amended by instrument dated March 14, 1958, and recorded on March 18, 1958, as document 17157527 and as created by Deed from said declarant to Frank C. La Valle and Blanche S. La Valle, his wife, dated April 8, 1959, and recorded April 9, 1959, as document 17503875

(a) For the benefit of Parcels 1 and 2 aforesaid, for ingress, egress, light, air, and driveway purposes over, under, and across the South 13 feet of the East 155 feet (except that part falling in Parcel 2) of the South half of the North one Third of Lot 13, and the North 10 feet of that part lying East of the East line of Asbury Avenue of the South half of the North Two Thirds, of Lot 13 in County Clerk's Division aforesaid.

(b) For the benefit of Parcels 1 and 2 for ingress, egress, light and air, and for sidewalk purposes over, under and across the South 6 feet of the North 71 feet (except the East 47 feet thereof) and the West 4 feet of the East 51 feet of the South 122 feet all in that part lying East of the East line of Asbury Avenue (except that part falling in Parcel 1) of the South half of the North Two Thirds of Lot 13 in County Clerk's Division, aforesaid.

(c) For the benefit of Parcel 2 for ingress and egress over the South 33 feet of the East 155 feet (except that part falling in Parcel 2) of the South half of the North One Third of Lot 13 in County Clerk's Division, aforesaid, all in Cook County, Illinois.

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## LEGAL DESCRIPTION --- cont'd

Subject to:

1. Party wall rights on the East line of Parcel 1, as set forth in the declaration of easements, party walls, covenants and restrictions made by La Salle National Bank, as Trustee under Trust Agreement dated February 28, 1957, and known as Trust No. 20080, dated June 28, 1957, and recorded July 10, 1957, as document 16954307, and re-recorded July 30, 1957, as document 16972152 as amended by instrument dated March 14, 1958, and recorded March 18, 1958, as document 17157527.
2. Easement for gas lines in, under and across the North 10 feet of Parcel 1 as set forth in the declaration noted in 1 above.
3. Easement for telephone and electric service over, under and across the North 5 feet of the South 9 feet of Parcel 1, as set forth in the declaration noted in No. 1, above.
4. Easement for ingress, egress, light and air, and for sidewalk purposes over, under and across the North 3 feet of Parcel 1, as set forth in the declaration noted in No. 1, above.
5. Easement for ingress, egress, light and air, and for sidewalk purposes, over the South 4 feet of Parcel 1.
6. Easement for ingress, egress, light, air and driveway purposes over, under and across the South 13 feet of Parcel 2, and for ingress and egress over all of Parcel 2 as set forth in the declaration noted in No. 1, above.
7. Covenants and restrictions as set forth in the declaration noted in No. 1, above relating to the maintenance, repair, and replacement of party walls, sidewalks, driveways, fences, and to painting, landscaping, terms for modification, erection of improvements, and other matters which will effect the common interest of the project in which the premises are situated.
8. The right of owners and occupants of all other Parcels described in and set forth by the declaration noted at No. 1, above, their tenants, occupants, agents and licensees, to the concurrent use of Parcel 3, as set forth in the aforesaid declaration.
9. Easement for facilities of any kind presently existing or hereafter installed, designed for common use of two or more of the Parcels described in and set forth by the declaration noted No. 1, above.
10. Grant made by La Salle National Bank, as Trustee under Trust No. 20080, to Northern Illinois Gas Company, dated August 22, 1957, and recorded September 17, 1957, as document 17013789 for gas main over the North 4 feet of the South 59 feet of that part lying East of the East line of Asbury Avenue of the South half of the North Two Thirds of Lot 13 in County Clerk's Division of unsubdivided land in the North West quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, (except the East 20 feet thereof).
11. Terms, provisions and conditions relating to said easement described as Parcel No. 3 contained in the instrument creating such easement.
12. General taxes for 1990 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances, private public and utility easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements.

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