

UNOFFICIAL COPY

95774376

WARRANTY DEED
Joint Tenancy
Statutory (Illinois)

75-52-44
DA
Call

RECORDING FEE \$35.00
RECORDING DATE 11-09-95 12:13:00
BOOK # 95-774376
PAGE # 1
COUNTY RECORDER

(The Above Space for Recorder's Use Only)

THE GRANTORS, John M. Lavine and Meryl L. Lavine, husband and wife, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Max H. Bezerman and E. Marie Felcher, husband and wife, of 727 Sheridan Rd., Evanston, Illinois, not as Tenants in Common, but as Joint Tenants, the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

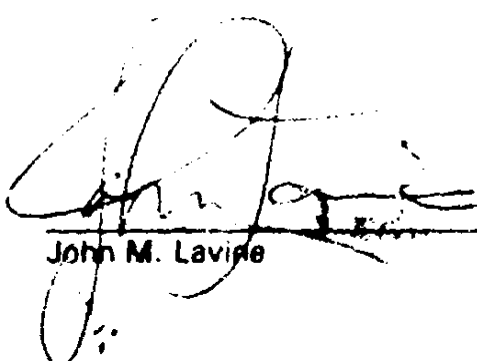
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 not in tenancy in common, but in joint tenancy forever.

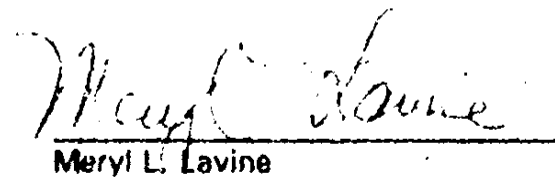
Permanent Real Estate Index Number(s): 11-20-102-036

Address of Real Estate: 731 Sheridan Rd., Evanston, Illinois 60202

DATED this 11 day of October, 1995.



John M. Lavine



Meryl L. Lavine

95774376

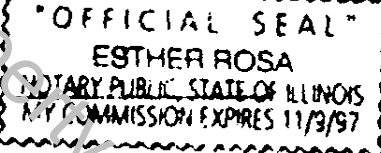
BOX 333-CT1

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John M. Lavine and Meryl L. Lavine, 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 the said 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 seal this 19 day of October, 1995.

Commission expires:  _____
Esther Rosa
NOTARY PUBLIC

This instrument prepared by: Jane A. Lindeman, Esq., Katten Muchin & Zavis, 525 W. Monroe St., #1600, Chicago, IL 60681

MAIL TO:

Katherine Steffes, Esq.
2635 1/2 Prairie Avenue
Apt. 203
Evanston, Illinois 60201

SEND SUBSEQUENT TAX BILLS TO:

Max H. Bazerman
E. Maria Felcher
727 Sheridan Road
Evanston, Illinois 60202

CITY OF EVANSTON 001755
Real Estate Transfer Tax
City Clerk's Office

PAID ULI 10 1995 Amount \$ 220.00

Agent CMV

COOK
CO. NO. 016

059498



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV-95 DEPT. OF REVENUE 440.00

SEVEN
SEAS
NOV-95
11424



220.00

95774376

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 OF THE RESUBDIVISION OF THE SOUTH 40 FEET OF LOT 5 (MEASURED ON THE WEST LINE OF SAID LOT) ALL OF LOT 6 AND THE NORTH 10 FEET OF LOT 7 (MEASURED ON THE WEST LINE OF (L) AND VACATED ALLEY 20 FEET WIDE EAST OF AND ADJOINING SAID PREMISES IN BLOCK 2 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO OF THE SOUTH 40 FEET OF LOT 28 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT) ALL OF LOT 29 AND THE NORTH 10 FEET OF LOT 30 (MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT) IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 1 AND THE EAST 1/2 OF THE NORTH 560 FEET OF BLOCK 2 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1959 AS DOCUMENT 17593699, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE NORTH 4 FEET OF THE SOUTH 44 FEET OF LOT 5 (AS MEASURED ON THE WEST LINE THEREOF) AND THAT PART OF THE VACATED ALLEY 20 FEET WIDE EAST OF AND ADJOINING SAID 4 FEET IN BLOCK 2 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS CREATED BY AGREEMENT BETWEEN HARLAN B. COLLINS AND RUTH D. COLLINS, HIS WIFE, CHRISTIAN L. STROM AND ALICE N. STROM, HIS WIFE, LORENTZ A. JOHANSON AND DOROTHY B. JOHANSON, HIS WIFE AND FRANK M. PREUCIL AND MARJORIE W. PREUCIL, HIS WIFE DATED JUNE 11, 1959 AND RECORDED JUNE 6, 1960 AS DOCUMENT 17872621;

SUBJECT TO GENERAL TAXES FOR 1995 AND SUBSEQUENT YEARS, SPECIAL TAXES OR ASSESSMENTS, IF ANY, FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS, IF ANY, NOT DUE ON JUNE 2, 1995 OF ANY SPECIAL TAX OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED; 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, IF ANY; EXISTING LEASES AND TENANCIES IN REAL ESTATE WITH MULTIPLE UNITS; ACTS DONE OR SUFFERED BY OR THROUGH GRANTEES.

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