

WARRANTY DEED
Joint Tenancy

UNOFFICIAL COPY

97380819

THE GRANTOR: John T. Wristen
(married to Suzanne F.
Wristen), of the City of
Evanston, County of Cook,
State of Illinois, for and in
consideration of Ten and
00/100 DOLLARS, and other good
and valuable consideration in
hand paid, CONVEYS AND
WARRANTS TO:

Dennis Lofton and Wanda
Newell, of: 615 Michigan,
Evanston, Illinois 60202

CITY OF EVANSTON 002775
Real Estate Transfer Tax
City Clerk's Office

PAID MAY 23 1997

DEPT-01 RECORDING \$25.00
T40012 TRAN 5277 05/29/97 15:11:00
\$6206 & ER *-97-380819
COOK COUNTY RECORDER

Amount \$ 261.55

Agent LMD

not in tenancy in common, but in JOINT TENANCY, the following described Real Estate
situated in the County of Cook in the State of Illinois, to-wit:

1904898 CE 18 L

SEE LEGAL DESCRIPTION ON REVERSE SIDE 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 Numbers: 11-19-329-035 & 11-19-379-036
Address of Real Estate: 715 Oakton, Evanston, Illinois 60202

Dated May 27, 1997.

John T. Wristen
John T. Wristen

Suzanne F. Wristen
Suzanne F. Wristen

75

Suzanne F. Wristen is signing this document to waive her homestead rights to the subject
real estate.

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said
County, in the State Aforesaid, DO HEREBY CERTIFY that John T. Wristen and Suzanne F.
Wristen, his wife, 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 official seal, this 27th day of May, 1997.

Commission expires August 1, 1997

Notary Public
Cook County, Illinois

John A. Keating
Notary Public

This instrument was prepared by John A. Keating, 1007 Church St., #311,
Evanston, Illinois 60201

Mail To:

Box 343

Send Tax Bills To:

WAYNE S. SPANIO

195 LEXILLE #440

Chicago, IL 60633

1100 RIVERVIEW

CHICAGO, IL 60612

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LEGAL DESCRIPTION

Address of Property: 715 Oakton, Evanston, Illinois 60202
Permanent Index Tax Numbers: 11-19-329-035 & 11-19-329-036

That part of Lot 1 in Fagan and Reiss' Subdivision of Lot 1 (except the East 100 feet thereof) in Plat of Consolidation of Lots 14, 15, 16, and 17 in Block 1 in Inglehart's Addition to Evanston, described as follows:

Commencing at a point on the South line of said Lot 1, 25.36 feet East of the South West corner Thereof, thence North on the center line of a party wall and said center line extended, a distance of 70.65 feet to a point 25.16 feet East of the West line of said Lot 1; thence East 0.40 feet to a point in the center line of a party wall; thence North on the center line of said party wall and said center line extended, 100 feet to a point in the North line of said Lot 1, 25.56 feet East of the North West corner of said Lot 1; thence East on said North line 24.64 feet to the North East corner of said Lot 1; thence South on the East line of said Lot 1, 170.66 feet to the South East corner thereof; thence West on the South line 24.84 feet to the point of beginning.

Also that part of said Lot 1 lying above a horizontal plane of 30.32 City of Evanston Datum, described as follows:

Commencing at a point 70.65 Feet North of the South Line and 25.56 Feet East of the West Line of Said Lot 1; thence North on the Center Line of a Party Wall 24.73 Feet to a Point 25.56 Feet East of the West Line of Said Lot 1; Thence West at Right Angles 2.78 Feet; Thence South at Right Angles 24.73 Feet; Thence East at Right Angles 2.78 Feet to the Point of Beginning.

Except that Part of Said Lot 1 Lying above a Horizontal Plane of 30.14 City of Evanston Datum, Described as follows:

Commencing at a point 32.15 Feet North of the south Line and 25.27 Feet East of the West Line of Said Lot 1; Thence North on the Center Line of a party wall 24.16 Feet to a Point 25.20 Feet East of the West Line of Said Lot 1; Thence East at Right Angles to the Last Described Line 2.67 Feet; Thence South at Right Angles 24.16 Feet; Thence West at Right Angles 2.67 Feet to the Point of Beginning, all in the South West 1/4 of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT ONLY TO: General taxes for second half of 1996 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, if any; and acts done or suffered by or through the Grantees.

97-180826

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Property of Cook County Clerk's Office

STATE OF ILLINOIS	
JAN 10 2013	
1000.00	

Cook County	
REAL ESTATE TAXES	
1000.00	

918083839

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PLAT ACT AFFIDAVIT

COUNTY OF COOK)

states that he resides at

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1 Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR-
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access
 3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 8. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me this
21 day of Nov 1995

NOTARY PUBLIC

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