TICOR TITLE

UNOFFICIAL COPT 80228

WARRANTY DEED
TENANCY BY THE ENTIRETY
STATUTORY (ILLINOIS)

1998-08-04 11:27:10
Cook County Recorder 25,50

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

408074 TM

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

THE GRANTOR, MARC P. HILTON and JUDITH ARONSON, his wife, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to:

MICHAEL R. PHILLIPS and JULIE M. ZIMRING, husband and wife not at Joint Tenants or as Tenants in Common but as Tenants by the Entirety

The following described real estate:

SEE ATTACHED

Permanent Real Estate Tax Index Number: 11-07-121-026

Real Estate Commonly Known As: 825 Simpson, Evanston IL 60201

Subject to: General taxes which are not yet due and payable; 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 provided that none of the foregoing affect or interfere with the use of the Property as a single family residence or violated by any improvements presently existing on the Property; and acts done or suffered by or through the Purchaser. TO HAVE AND TO HOLD said premises not as Joint Tenants or as Fenants in Common but as Tenants by the Entirety forever.

Dated: July 29, 1998

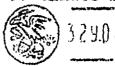
MARC P. HILTON

JUDITH ARONSON

DG.

18T# 1174-8184 STATE OF ILLINOIS

.gj -- \$8



REAL ESTATE TRANSPERTAX 965868

TE AL ESTATE TRANSACTION TAX

JNI -- 98

REVENIES AMP

16450

963204 P

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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 MARC P. HILTON and JUDTIH ARONSON 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 acknowledge 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 notarial seal this 24⁻⁷ day of July ,1998.

Mail recorded Deed to:

Dupoired By

Pat-Brady Michael Ross and Hardies

150 N. Michigan, #2500 Chicago, IL 60601

Mail tax bill to:

Michael R. Phillips and Julie M. Zimring 825 Simpson Evanston, IL 60201

OFFICIAL SEAL DANIEL E FAJERSTEIN

004702

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

PAND JUL 2 4 1978 Amount \$ 1,645.00

Agent

LEGAL DESCRIPTION

PARCEL 1: LOT 25 (EXCEPT THE WEST 30 FEET THEREOF) AND LOT 26 (EXCEPT THE EAST 54.4 FEET THEREOF OF SAID LOT 26 AND EXCEPT THE WEST 7 FEET OF THE EAST 61.4 FEET OF THE NORTH 2845 FEET OF SAID LOT 26) IN GAFFIELD SUBDIMISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR PRIVATE ROADWAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE WEST 3.5 FEET OF THE EAST 54.4 FEET OF LOT 26 (EXCEPT THE NORTH 28.5 FEET THEREOF) IN GAFFIELD SUBDIVISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS CREATED BY THE DEED FROM HOWARD DUNLAP AND OTHERS TO FRED G. BRAIG AND HAZEL E. BRAIG, HIS WIFE, DATED JULY 15, 1944 AND RECORDED SEPTEMBER 6, 1944 AS DOCUMENT 13351824, IN COOK COUNTY, ILLINOIS.

This instrument prepared by Daniel E. Fajerstein, 555 Skokie Blvd., #500, Northbrook, IL. 60062

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Property or Cook County Clerk's Office