

# UNOFFICIAL COPY

## WARRANTY DEED TENANCY BY THE ENTIRETY

### 98297300

THE GRANTORS, MAN  
KEUNG YUEN AND HING  
SHFUNG CHAN, husband and  
wife, both of the City of  
Evanston, County of Cook,  
State of Illinois, for and in  
consideration of TEN AND  
00/100 (5,000) DOLLARS,  
and other good and valuable  
consideration in hand paid,

CONVEY and WARRANT to FRANK CARLTON AND CAROLINE CARLTON, Grantees, as husband  
and wife, not in Tenancy in Common or in Joint Tenancy, but as Tenants by the Entirety, both of 550  
Sheridan Square, #1C, Evanston, Illinois 60202, the following described Real Estate situated in the County  
of Cook, State of Illinois, to-wit:

UNIT A AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF  
REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 1 AND 2 IN THE  
SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF), AND LOTS 2 AND 3 AND  
THE SOUTH 3 FEET OF LOT 4 IN BLOCK 32 IN EVANSTON, IN FRACTIONAL SECTION 18,  
TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH  
SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY  
CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED  
NOVEMBER 1, 1971 AND KNOWN AS TRUST NUMBER 58615, RECORDED IN THE OFFICE OF  
THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22387501 AS  
AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST  
IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE  
COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND  
SURVEY) IN COOK COUNTY, ILLINOIS.

Title is conveyed subject only: Declaration of Condominium; Provisions of the Condominium Property  
Act of Illinois; General real estate taxes for 1997 and subsequent years; special taxes or assessments, if any,  
for improvements not yet completed; installments, if any, not yet due at the date hereof of any special taxes  
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; public roads and  
highways; installments due after the date of closing of assessments established pursuant to the Declaration  
of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and  
agreements, if any; the mortgage or trust deed given by the Purchasers to their lender as a first lien on the  
subject property and recorded with this Deed; acts done or suffered by or through the Purchasers.

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 NOT IN TENANCY IN COMMON NOR IN JOINT TENANCY  
BUT IN TENANCY BY THE ENTIRETY FOREVER.

Permanent Real Estate Index Number: 11-18-327-021-1001.

Address of Real Estate: 1015 Dempster Street, Evanston, Illinois 60201.

DATED this 10<sup>th</sup> day of April, 1998.

OFFICE OF RECORDING \$25.00  
140000 TRAN 0047 04/15/98 10100400  
41396 - CG # 23 - 297300  
COOK COUNTY RECORDER

101, 100, 100, 100

98297300

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF EVANSTON** 004066  
**Real Estate Transfer Tax**  
**City Clerk's Office**

PAID APR 08 1998

Amount \$ 925.00

Agent msj

98297300

CITY OF EVANSTON  
OFFICE OF THE CLERK  
185.00

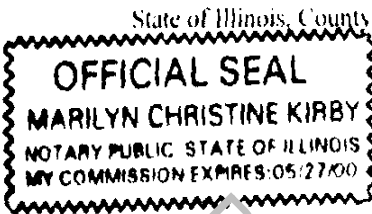
Cook County  
REAL ESTATE TRANSFER TAX  
APR 08 1998  
92.50

# UNOFFICIAL COPY

MAN KEUNG YUEN

(SEAL) *Hing Sheung Chan* (SEAL)  
HING SHEUNG CHAN

(SEAL) (SEAL)



State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY, MAN KEUNG YUEN, married to Hing Sheung Chang, 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 he signed, sealed and delivered the said instrument as his 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 10<sup>th</sup> day of April, 1998.

My Commission Expires: May 27, 2000

*Marilyn Christine Kirby*  
Notary Public - Marilyn Christine Kirby

This instrument was prepared by Attorney Marilyn C. Kirby, Post Office Box 74, Glenview, Illinois 60025-0074.

Mail this recorded instrument to:

Send subsequent tax bills to:

Attorney Edward J. O'Connell  
312 West Randolph  
Suite 200  
Chicago, Illinois 60606-1721

Frank A. Carlton  
1015 Dempster  
Evanston, Illinois 60201

Property of Cook County Clerk's Office

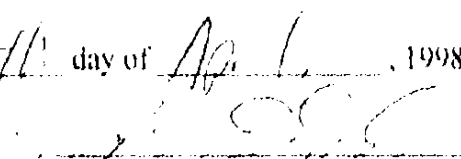
98297300

# UNOFFICIAL COPY

STATE OF Massachusetts, COUNTY OF Walden SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that, HING SHEUNG CHAN, married to Man Keung Yuen, 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 official seal this 6<sup>th</sup> day of April, 1998.

Commission Expires:

  
NOTARY PUBLIC

Property of Cook County Clerk's Office 88297300