

UNOFFICIAL COPY 99198532

9943/0123 03 001 Page 1 of 2  
1999-03-02 11:49:18  
Cook County Recorder 43.00



99198532

WARRANTY DEED

(The space above for Recorder's use only)

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J  
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THE GRANTOR, Broadacre Evanston, L.L.C., an Illinois limited liability company, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to David L. Pflug and Kristen Eberhard, not married, of Chicago, Illinois, not as tenants in common, not as tenants by the entirety, but as joint tenants, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

PARCEL 1: LOT 27 IN IVY COURT SUBDIVISION BEING A SUBDIVISION OF LOT 1 OF BROADACRE SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT OVER AND UPON PARTS OF LOT 31 IN IVY COURT SUBDIVISION AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR IVY COURT HOMEOWNERS' ASSOCIATION RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373124.

PARCEL 3: RIGHT TO THE USE OF 1S, FOR PARKING PURPOSES AS SET FORTH IN AND SHOWN ON EXHIBIT C OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR IVY COURT HOMEOWNERS' ASSOCIATION RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373124.

See below \*\*  
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 as tenants in common, not as tenants by the entirety, but as joint tenants forever.

Permanent Real Estate Index Number: 11-18-113-001-0000, 11-18-113-003-0000,  
11-18-113-006-8001, 11-18-113-006-8002

Address of Real Estate: 1889 Maple, Unit 1S, Evanston, Illinois 60201.

Executed at Skokie, Illinois on February 24, 1999.

BOX 333-GTN

Broadacre Evanston, L.L.C.,  
an Illinois limited liability company

By: Fidel Lopez  
Fidel Lopez,  
One of its managers

\*\*Parcel 4: RIGHT TO THE USE OF DD, FOR STORAGE PURPOSES AS SET FORTH IN AND SHOWN ON EXHIBIT "C" OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR IVY COURT HOMEOWNERS' ASSOCIATION RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373124.

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX

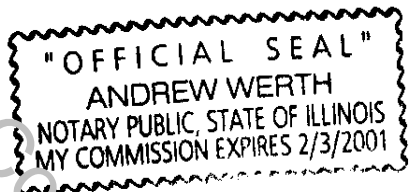
State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fidel Lopez, 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, on February 24, 1999.

*Andrew Werth*  
NOTARY PUBLIC

My commission expires: 2-3-01



This instrument was prepared by:

Andrew D. Werth & Associates  
1007 Church Street, Suite 308  
Evanston, Illinois 60201

**CITY OF EVANSTON** 005569  
**Real Estate Transfer Tax**  
**City Clerk's Office**  
PAID FEB 24 1999 Amount \$ 1,605.00  
Agent *[Signature]*

Mail to: Marcy Miller  
Berger, Newmark & Fenchel  
222 N. LaSalle St.  
Suite 1900  
Chicago, IL 60601

Send Subsequent Tax Bills To:

Kristen Eberhard  
1889 Maple Ave, #15  
Evanston IL 60201

