

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 1326155004 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2013 08:51 AM Pg: 1 of 4

GREATER METROPOLITAN TITLE, LLC  
175 E. HAWTHORN PARKWAY, SUITE 135  
VERNON HILLS, IL 60061  
FILE # 13-0993

THE GRANTOR(S) ANDREA MCNAUGHTON FKA ANDREA RAGAN, divorced and not since remarried of the City of CHICAGO, 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, CONVEY(S) and WARRANT(S) to BIN BIN ZHANG and XIAOYU FANG, ~~husband and wife, as tenants by the entirety,~~ of 2180 PHEASANT RUN CT APPLETON, WI 54914 of the County of OUTAGAMIE, all in fee est in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) Covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-18-126-019-1053

Address(es) of Real Estate: 807 CHURCH STREET #513  
EVANSTON, IL 60201

Dated this 6 day of August, 20 13

ANDREA MCNAUGHTON FKA ANDREA RAGAN



First American  
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREA MCNAUGHTON FKA ANDREA RAGAN, personally known to me to be the same person(s) whose name(s) 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 6 day of August, 2013.



Kenneth M Woodhouse  
Notary Public

Prepared by:  
Terry L. Wepler ✓  
121 West Church Street  
Libertyville, IL 60048

Mail to:  
John Kukankos  
1 S. Wacker Drive Suite 2500  
Chicago, IL 60606

Name and Address of Taxpayer:  
Bin Bin Zhang and Xiaoyu Zhang  
807 Church St. Unit 513  
Evanston, IL. 60201

**CITY OF EVANSTON 027018**

Real Estate Transfer Tax  
City Clerk's Office

~~PAID AUG 9 - 2013~~  
AMOUNT \$ 1305.00

Agent LB

REAL ESTATE TRANSFER 08/10/2013



COOK	\$130.50
ILLINOIS:	\$261.00
TOTAL:	\$391.50

11-18-126-019-1053 | 20130801601691 | SZMRBS



First American  
Title Insurance Company

Warranty Deed - individual

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT 513 IN EVANSTON GALLERIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7 THROUGH 13, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 7 TO 13, INCLUSIVE IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO WIT, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN THE SAID RESUBDIVISION OF SAID BLOCK 17 IN EVANSTON, COOK COUNTY, ILLINOIS; THENCE RUNNING SOUTH ALONG AND UPON THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE RUNNING NORTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11, 220 FEET FROM THE NORTH EAST CORNER OF SAID LOT 7; THENCE EAST ALONG AND UPON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOTS 10 TO 7, INCLUSIVE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 36.00 FEET, CITY OF EVANSTON DATUM, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010158162; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED AUGUST 4, 1975 AND RECORDED AUGUST 14, 1975 AS DOCUMENT NUMBER 23187121 AND BY GRANT OF EASEMENT DATED APRIL 6, 1989 AND RECORDED APRIL 10, 1989 AS DOCUMENT NUMBER 89154855, FOR INGRESS AND EGRESS OF PERSONS AND VEHICLES AND FOR THE LOADING AND UNLOADING OF TRUCKS AND OTHER CARRIERS OVER THE WEST 28.5 FEET OF THAT PART OF LOTS 7 TO 11, INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE RUNNING SOUTH ALONG AND UPON THE EAST LINE OF SAID LOT 7 A DISTANCE OF 80 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 35 FEET; THENCE SOUTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7 A DISTANCE OF 5 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11 A DISTANCE OF 185 FEET; THENCE RUNNING NORTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7 A DISTANCE OF 85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11, 220 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7, THENCE ALONG AND UPON THE NORTH LINE OF SAID LOTS 11 TO 7, INCLUSIVE, TO THE POINT OF BEGINNING.

11-18-126-019-1053