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This document prepared by:)
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Doc#: 1606004021 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/29/2016 11:44 AM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 2710944

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13-13-324-017-0000

(Parcel Identification Number)

10 Feb

WARRANTY DEED

THE GRANTOR EVOLUTION HOME BUILDERS, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Jason R. Christian and Yi-Jen Fu**, with a current address of 365 N. Jefferson St., Apt. 512, Chicago, IL 60661, hereinafter "Grantees", not as tenants in common, but rather as **joint tenants** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit: **LOT FOUR (4) IN BLOCK TWO (2) IN CHARLES N. HALES SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS 4048 N. TROY STREET, CHICAGO, ILLINOIS 60618.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

N
 P
 S
 SC
 INT
 [Handwritten initials and signatures]

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WITNESS Grantor's hand this 18th day of FEBRUARY, 2016.

Grantor: Evolution Home Builders, LLC, by
Scott Gottlieb, as Managing Member

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 **Scott Gottlieb** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 18th day of FEBRUARY, 2016.


Notary Public

MAIL DEED, AFTER RECORDING, TO:

TALARICO LAW GROUP
15000 S. CICERO STE 3
OAK FOREST IL 60452

SEND FUTURE TAX BILLS TO:

YI-JEN FU
4048 N. TROY ST
CHICAGO IL 60618

REAL ESTATE TRANSFER TAX		22-Feb-2016
CHICAGO:		5,025.00
CTA:		2,010.00
TOTAL:		7,035.00

13-13-324-017-0000 | 20160201670386 | 0-400-857-664

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Feb-2016
COUNTY:		335.00
ILLINOIS:		670.00
TOTAL:		1,005.00

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