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Doc#: 1625756013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 08:55 AM Pg: 1 of 3

CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 906
Northbrook, IL 60062

161088CL [The Above Space For Recorder's Use Only]

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

*Sarah

THE GRANTORS, **AUSTIN MING YANG, MARRIED**, of the City of SAN FRANCISCO, County of SAN FRANCISCO, State of CALIFORNIA, **SARA T. H. YANG a/k/a TSYR HORNG YANG and HAW YANG, married to each other**, of the City of EVANSTON, County of COOK State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEY and WARRANT to

ANDRZEJ BEZOWSKI
1210 CHICAGO AVE, UNIT 405B, EVANSTON, IL 60202

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

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): **11-19-105-040-1136**

Address(es) of Real Estate: **1210 CHICAGO AVE APT 405B, EVANSTON, IL 60202**

Dated this 14th day of July, 2016

* Austin Ming Yang
AUSTIN MING YANG
Tsyr Horng Yang
TSYR HORNG YANG
Haw Yang
HAW YANG

* Sara T. H. Yang
* SARA T. H. YANG
* SARAH

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State of California, County of San Francisco ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

AUSTIN MING YANG, Married

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 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 14th day of July, 2016


Notary Public

Commission expires July 2 2020



CITY OF EVANSTON 030780

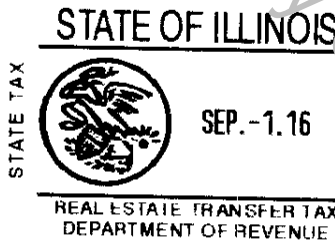
Real Estate Transfer Tax
City Clerk's Office

PAID

8/15/2016

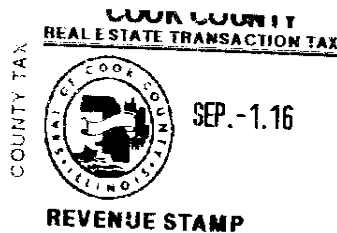
AMOUNT \$ 950.00

Agent HB



REAL ESTATE TRANSFER TAX
0019000
FP 103037

000027053



REAL ESTATE TRANSFER TAX
0009500
FP 103042

000026842

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

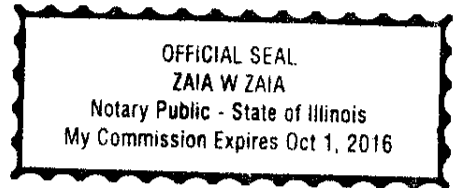
* ~~SARA T. H. YANG~~ a/k/a TSYR HORNG YANG AND HAW YANG, married to each other,
*SARAH

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 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 14th day of July, 2016



Notary Public
Commission expires October 1, 2016



This instrument was prepared by: BERNARD J. MICHNA, 3100 DUNDEE RD. SUITE 406, NORTHBROOK, IL 60062

Send Subsequent Tax Bills to: ANDRZEJ BELZOWSKI, 1210 CHICAGO AVE APT 405B, EVANSTON, IL 60202

MAIL TO: Hazek Law Group LLC, 3805 N. Lincoln Ave., Chicago, IL 60613

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER C405B IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-162 AND S-162, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.



PTAX-203 Illinois Real Estate Transfer Declaration

UNOFFICIAL COPY

A. Yarbrough Fee: \$190.00
County Recorder of Deeds
09/01/2016 12:24 PM

Doc#: 1625756013 Fee: \$.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 08:56 AM Pg: 1 of 3

Please read the instructions before completing
This form can be completed electronically at tax.illinois.gov

Step 1: Identify the property and sale info

1 1210 CHICAGO AVE., UNIT 405B
Street address of property (or 911 address, if available)

EVANSTON 60202
City or village ZIP

EVANSTON
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>11-19-105-040-1135</u>	<u>25 x 125 condo</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 08 / 25 / 2016
Month Year

5 Type of instrument (Mark with an "X"):
 Quit claim deed Executor deed Warranty deed
 Beneficial interest Trustee deed Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark **only one item per column** with an "X")

a <input type="checkbox"/> Land/lot only	<input type="checkbox"/>
b <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)	<input checked="" type="checkbox"/>
c <input type="checkbox"/> Mobile home residence	<input type="checkbox"/>
d <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____	<input type="checkbox"/>
e <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____	<input type="checkbox"/>
f <input type="checkbox"/> Office	<input type="checkbox"/>
g <input type="checkbox"/> Retail establishment	<input type="checkbox"/>
h <input type="checkbox"/> Commercial building (specify): _____	<input type="checkbox"/>
i <input type="checkbox"/> Industrial building	<input type="checkbox"/>
j <input type="checkbox"/> Farm	<input type="checkbox"/>
k <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/>

9 Identify any significant physical changes in the property since January 1 of the previous year and **write the date of the change**.
Date of significant change: _____ / _____ / _____
(Mark with an "X.")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

a <input type="checkbox"/> Fulfillment of installment contract — year contract initiated: _____
b <input type="checkbox"/> Sale between related individuals or corporate affiliates
c <input type="checkbox"/> Transfer of less than 100 percent interest
d <input type="checkbox"/> Court-ordered sale
e <input type="checkbox"/> Sale in lieu of foreclosure
f <input type="checkbox"/> Condemnation
g <input type="checkbox"/> Short sale
h <input type="checkbox"/> Bank REO (real estate owned)
i <input type="checkbox"/> Auction sale
j <input type="checkbox"/> Seller/buyer is a relocation company
k <input type="checkbox"/> Seller/buyer is a financial institution or government agency
l <input type="checkbox"/> Buyer is a real estate investment trust
m <input type="checkbox"/> Buyer is a pension fund
n <input type="checkbox"/> Buyer is an adjacent property owner
o <input type="checkbox"/> Buyer is exercising an option to purchase
p <input type="checkbox"/> Trade of property (simultaneous)
q <input type="checkbox"/> Sale-leaseback
r <input type="checkbox"/> Other (specify): _____

s Homestead exemption on most recent tax bill:

1 General/Alternative	\$ _____
2 Senior Citizens	\$ _____
3 Senior Citizens Assessment Freeze	\$ _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 \$ 190,000.00
12a Amount of personal property included in the purchase	12a \$ 0.00
12b Was the value of a mobile home included on Line 12a?	12b Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ 190,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14 \$ 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ 0.00
16 If this transfer is exempt, use an "X" to identify the provision.	16 <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ 190,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 380
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ 190.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ 95.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ 285.00

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10 points per line required), or attach the legal description from the deed. If you prefer, submit a 8 1/2 x 11 copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

*** PLEASE SEE THE ATTACHED LEGAL DESCRIPTION ****

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Form section for Seller Information. Fields include: Seller's or trustee's name (AUSTIN MING YANG, SARAH T H WANG, A/K/A TSYR HORNG YANG & HAW YANG), Street address (820 30TH AVE), City (SAN FRANCISCO), State (CA), ZIP (94121), Seller's or agent's signature, and Seller's daytime phone ((847) 446-4600).

Buyer Information (Please print.)

Form section for Buyer Information. Fields include: Buyer's or trustee's name (ANDRZEJ BELZOWSKI), Street address (1210 CHICAGO AVE, UNIT 405B), City (EVANSTON), State (IL), ZIP (60202), Buyer's or agent's signature, and Buyer's daytime phone ((773) 675-1384).

Mail tax bill to:

Form section for Mail tax bill to. Fields include: Name or company (ANDRZEJ BELZOWSKI), Street address (1210 CHICAGO AVE UNIT 405B), City (EVANSTON), State (IL), ZIP (60202).

Preparer Information (Please print.)

Form section for Preparer Information. Fields include: Preparer's and company's name (BERNARD J. MICHNA), Street address (400 CENTRAL AVE., STE 230), City (NORTHFIELD), State (IL), ZIP (60613), Preparer's signature, and Preparer's daytime phone ((847) 446-4600).

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.") [X] Extended legal description Form PTAX-203-A [] Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

Form section for Chief County Assessment Officer. Includes fields for County, Township, Class, Cook-Minor, Code 1, Code 2, Board of Review's final assessed value, Year prior to sale, Does the sale involve a mobile home assessed as real estate?, and Comments.

Form section for Illinois Department of Revenue Use and Tab number.

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EXHIBIT A

LEGAL DESCRIPTION

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Commonly known as: 1210 CHICAGO AVE APT 405B, EVANSTON, IL 60202

Permanent Index No.: 11-19-105-040-1136