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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

Northbrook, IL 60062
16108fCL
[The Above Space For Recorder's Use Only] WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)
#Sat a
THE GRANTORS, AUSTIN MING YANG, MARRIED, of the City of SAN FRANCISCO, COUNTY OF CAN FRANCISCO, State of CALIFORNIA, SARA T. H. YANG A/k/a TSYR HORNG YANG and HAW YANG married to control to the City of 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 ard valuable consideration in hand paid,
CONVEY and WARRANT to
ANDRZEJ BELZOWSKI
1210 CHICAGO AVE, UNIT 405B, EVANSTON, IL 60202
the following described Real Estate situated in the County of SOOK in the State of Illinois, to wit:
SEE LEGAL DESCRIPTION ATTACHED HERE TO.
TOTAL TICHES TIETO
hereby releasing and weight will the
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

SARAH T. H. YANG

1625756013 Page: 2 of 6

UNOFFICIAL C

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

AUSTIN MING YANG, Ma Sird

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

Publid



030780 CITY OF EVANSTON

eal Estate Transfer Tax ly Clerk's Office

MOUNTS 950.00

#

STATE OF ILLINOIS

SEP.-1.16

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0019000

FP 103037

ESTATE TRANSACTION TAX COUNTY TAX SEP.-1.16

REVENUE STAMP

REAL ESTATE 0000026842 TRANSFER TAX 00095,00 FP 103042

1625756013 Page: 3 of 6

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,

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 Actor 1, 2016

OFFICIAL SEAL
ZAIA W ZAIA
Notary Public - State of Illinois
My Commission Expires Oct 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

MAILTO: Hazek Law Group LLC 0805 N. Lincoln Ave., Chicago, 12 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 OFTHE 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-203NOF Illinois Real Estate A. Yarbrough Fee: \$190.00

Transfer Declaratio

Doc#: 1625756013 Fee: \$.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/13/2016 08:56 AM Pg: 1 of 3 County Recorder of Deeds 09/01/2016 12:24 PM

Please read the instructions before completin This form can be completed electronically at tax.illinoi

Step 1: Identify the property and sale info

1		5B	
	Street address of property (or 911 address, if avail	lable)	
	EVANSTON	60202	I O
	City or village	ZIP	
	EVANSTON	ZIF	!
	Township		
2	•		9 Identify any significant physical changes in the property since
3	Write the percel identifier and the	transferred	Table 1 of the brown of the state of the sta
•	Write the parcel identifying numbers and		Date of significant change: Month Year Month Year Month M
	Property index number (PIN) a 11-19-105-040-1135	Lot size or acreage	(Mark with an "X.") Month Year
		25 x 125 condo	(···-··· // // /
	b		Demolition/damage Additions Major remodeling
	С		New construction Other (specify):
	d	S.	 Identity only the items that apply to this sale, (Mark with an "X")
	Write additional property index numbers	Lit sizes or acreage in	- a Fulfillment of installment contract —
	Step 3.	, ocoizes of acreage in	year contract initiated :
4		$0 \bigcirc 1 \longrightarrow 6$	b Sale between related individuals or corporate affiliates
	Date of instrument: 08 / 25 / 2 Year		c Transfer of less than 100 percent interest
5	Type of instrument (Mark with an "X."):	_x Warranty deed	.d d Court-ordered sale
	Quit claim deed Executor	deed × Trustes dead	e Sale in lieu of foreclosure
	Beneficial interest Other	(enceity):	f Condemnation
6	X Yes No Will the property be the	o buyor's principal	Short sale
7	X Yes No Mos the recent will	e priver a huncibar team euce.	h Bank REO (real estate owned)
•	X Yes No Was the property ad	vertised for sale?	i Auction sale
8	Identify the property's current and intend	ded primary use	j Seller/buyer is a relocation company
	Current Intended (Mark only one item pe	er column with an "X.")	k Seller/buyer is a financial institution or server
	a Land/lot only	,	k Seller/buyer is a financial institution or government agence. Buyer is a real estate investment trust
	b X Residence (single-family, cor	idominium towohome or duploy)	Buyer is a pension fund
	c Mobile home residence		
		s or less) No. of units:	
	e Apartment building (over 6	or less) No. of units:	Bu ver is exercising an option to purchase
	f Office	units) No. of units:	
	-		q Sale-leasehack
	g Retail establishment		r Other (specify);
	h Commercial building (spec	ify);	
	Industrial building		s Homestead exemptions on most recent tax bill:
	J Farm		1 General/Alternative \$
	k Other (specify):		2 Senior Citizens \$
			3 Senior Citizens Assessmer t Freeze \$
Ste	p 2: Calculate the amount of tra	ansfer tax due	
NULE	\$ - ISOU/IO LINES IT INFOLIAN 18 to the next hi	Androna was all all the con-	mount on Line 11 is over \$1 million and the property's current use on Line 8
abov	e is marked "e," "f," "g," "h," "i," or "k," comp	lete Form PTAX-203-A, Illing	mount on Line 11 is over \$1 million and the property's current use on Line 8 nois Real Estate Transfer Declaration Supplemental Form A. If you are recor
	•	e this step. Complete Form I	iols Real Estate Transfer Declaration Supplemental Form A. If you are recor PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form E
12a	Amount of personal property included	in the purchase	11 \$ 190,000.00
12b	Was the value of a mobile home include	led on Line 12a2	12a \$ 0.00
13	Subtract Line 12a from Line 11. This is	the not consideration to	12b Yes X No
14	- 120 NOTH EING 11. 1113 15	red to the consideration for re	regi property
	Amount for other real property transfer as part of the full actual consideration of	red to the seller (in a simul	ultaneous exchange)
15	Outstanding mortgage emounts and	JULINE II	14 \$ 0.00
16	Outstanding mortgage amount to which	n the transferred real prope	perty remains subject 15 \$ 0.00
17	" uno transier is exempt, use an "X" to	Identify the provision	
18	Subtract Lines 14 and 15 from Line 13.	This is the net consider:	ration publicates to a contract to the contrac
19	and the result	I to the next highest whole	e number (e.g., 61.002 rounds to 62). 18 380
	og ray gratubs tunifibly FIUG 18 D	V 0.50.	19 \$ 190.00
20	County tax stamps — multiply Line 18 l	oy 0.25.	00
21	Add Lines 19 and 20. This is the total	amount of transfer tax de	due. 21 \$ 286.00
	This form is outhorized in		Z 1 D 200,00

1625756013 Page: 5 of 6

Step 3: Write the legal description from the deed. Write, type (minimum 10 point on required), or attach the legal description from the deed. If you prefer, submit at 81½ x 11 cop or the extended to garden cription 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.

Step 4: Complete the requested information.

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

ANDRZEJ BELZOWSKI Buyer's or trustee's name 1210 CHICAGO AVE, UNIT 405B Street address (after sale) Gity City State ZIP Buyer's daytime phone Mail tax bill to: ANDRZEJ BELZOWSKI 1210 CHICAGO AVE UNIT 405B Name or company Street address Preparer Information (Please print.) BERNARD J. MICHNA Preparer's and company's name 400 CENTRAL AVE., STE 230	The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief	the full actual consideration and finite value is a	
### Commence of the first offerese and a class a phecidence of the class of the cla	estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in and hold title to real estat	pration or foreign corporation authorized to do business Illinois, or other entity recognized as a person and aut	ame of the buyer shown on the s or acquire and hold title to real horized to do business or acquire
Seller's Information (Please print.) Austin wire value, seven it invest, since it control is provided in the	meanor for the first offense and a Class A my demonstration of the subsequent of	of online diffy information required in this declaration sr	nall be guilty of a Class B misde- identity of a grantee shall be guil
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EXHIBIT A

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.

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Commonly known as: 1210 CHICAGO AVE APT 4053, EVANSTON, IL 60202 Clark's Office

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