

16PNW2880MSK



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PREPARED BY:
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Doc#: 1635615050 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/21/2016 11:06 AM Pg: 1 of 2

MAIL TAX BILL TO:

Qingyun Ma
835 Ridge Ave #204
Evanston IL 60202

Dec ID 20161201692065
ST/CO Stamp 0-313-563-328 ST Tax \$81.50 CO Tax \$40.75

MAIL RECORDED DEED TO:

Qingyun MA
835 Ridge Ave #204
Evanston, IL 60202

DEED Statutory (Illinois)

THE GRANTOR(S), Eleanor C. Hill, ^{widowed} of 8975 Golf Road, Niles, Illinois 60714, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to Qingyun Ma, of 820 Noyes Street, Unit 1G, Evanston, Illinois 60201, THE GRANTEE(S), not as Tenants in Common, nor as Tenants by the Entirety, or as Joint Tenants, but Individually, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Address: 835 Ridge Avenue, Unit 204, Evanston, IL 60202

Legal Description:

UNIT NO. 204, AS DELINEATED ON SURVEY OF LOTS 12, 13, AND IN BLOCK 3 IN ADAMS AND BROWNS ADDITION TO EVANSTON IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 6, 1962 KNOWN AS TRUST NUMBER 4473, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23974177, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PIN: 11-19-301-019-1005

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not as TENANTS IN COMMON, nor as JOINT TENANTS, or as TENANTS BY THE ENTIRETY, but INDIVIDUALLY forever.

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$97,800.00, which is 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee".

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Dated this 12th day of December, 2016

Eleanor C. Hill
Eleanor C. Hill

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

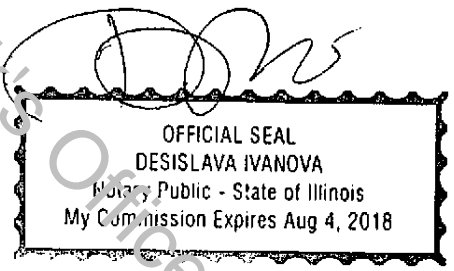
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eleanor C. Hill, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/he/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 12 day of December, 2016
DESISLAVA IVANOVA
Notary Public

My commission expires: 08/04/2018

Exempt under the provisions of paragraph _____

PAID
CITY OF EVANSTON 031128
Real Estate Transfer Tax
7/2/14/16 City Clerk's Office



AMOUNT \$ 407.50
Agent RL