

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Trust)

MAIL TO:

Georgia Loukas Demeros, Esq.
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603



Doc# 1717029010 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2017 11:46 AM PG: 1 OF 4

THE GRANTOR, KARINA M. WANG, a single person, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE GRANTEE, KARINA WANG, not individually, but solely as Trustee of the KARINA WANG 2004 REVOCABLE TRUST dated November 5, 2004, as amended, and her successors in trust, of 1319 Crain Street, Evanston, Illinois 60202, all of the Grantor's right, title and interest, in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

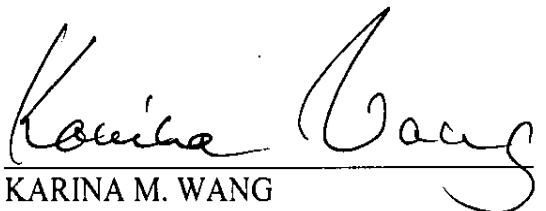
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A'

Permanent Index Numbers: 10-24-207-031-0000 and 10-24-207-032-0000

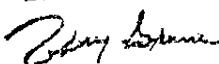
Address of Real Estate: 1319 Crain Street, Evanston, Illinois 60202

SUBJECT TO: Covenants, conditions, and restrictions of record and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2016 and subsequent years.

Dated this 6 day of June, 2017.


KARINA M. WANG

CITY OF EVANSTON
EXEMPTION


CITY CLERK

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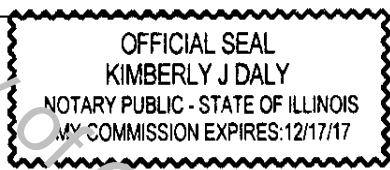
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared KARINA M. WANG, who acknowledged that she did sign the foregoing instrument as her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois this 6 day of June, 2017.

Kimberly J. Daly
Notary Public

My Commission Expires on: _____



This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

Georgia K. Demeros 6/6/17
Authorized Agent

As trustee, I hereby accept the foregoing Deed.

Karina Wang
KARINA WANG, as Trustee of the
Karina Wang 2004 Revocable Trust dated
November 5, 2004, as amended

This instrument was prepared by:

GEORGIA LOUKAS DEMEROS, Esq.
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

Send subsequent tax bills to Taxpayer:

KARINA WANG, Trustee
1319 Crain Street
Evanston, Illinois 60202

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EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 2 IN BLOCK 1 IN NATE AND ADAMS ADDITION TO EVANSTON BEING A SUBDIVISION OF THE SOUTH 8.7 ACRES OF LOT 4 IN F.H. BENSON'S SUBDIVISION OF THE NORTH PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OTHER LANDS; ALSO THE NORTH 8.44 ACRES OF LOT 4 OF ASSESSORS SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND ADJACENT TO THE LAST DESCRIBED PIECE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE EAST 112 FEET; THENCE NORTH 95 FEET TO A POINT WHICH IS 108.13 FEET EASTERLY OF THE WEST LINE OF LOT 2; THENCE WEST 108.13 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, WHICH POINT IS 95.08 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ON THE WEST LINE OF SAID LOT 2, 95.08 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 16 FEET OF THAT PART OF LOT 2 IN BLOCK 1 IN NATE AND ADAMS' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 8.7 ACRES OF LOT 4 IN F.H. BENSON'S SUBDIVISION OF THE NORTH PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OTHER LANDS, ALSO THE NORTH 8.44 ACRES OF LOT 4 OF ASSESSOR'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, LYING SOUTH & ADJOINING THE FIRST DESCRIBED PIECE ALL BEING IN THE TOWN OF EVANSTON, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, THENCE EAST ON THE SOUTH LINE OF LOT 2 (BEING THE NORTH LINE OF CRAIN STREET) 112 FEET, THENCE NORTH 111.0 FEET TO A POINT WHICH IS 107.43 FEET EASTERLY OF THE WEST LINE OF SAID LOT 2, THENCE WEST 107.48 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, WHICH POINT IS 111.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH ON THE WEST LINE OF SAID LOT 2, 111.09 FEET TO THE PLACE OF BEGINNING.

Address: 1319 Crain Street, Evanston, Illinois 60202

PINs: 10-24-207-031-0000 and 10-24-207-032-0000

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the names of the grantee 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.

Dated: 6/6, 2017.

Signature: *Georgia L. Deven*
Grantor or Agent

Subscribed and sworn to before me
this 6th day of June, 2017.

Notary Public *Tanya L. Martin*



The grantee or its agent affirms and verifies that the name of the grantee 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.

Dated: 6/6, 2017.

Signature: *Georgia L. Deven*
Grantee or Agent

Subscribed and sworn to before me
this 6th day of June, 2017.

Notary Public *Tanya L. Martin*



NOTE: 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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)