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1821841018D

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 10:19 AM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL**

**FIRST AMERICAN TITLE
FILE # 2931445**

Preparer File:
FATIC No.: 2931445

THE GRANTOR(S), Gueorgui V. Velev, a married man, of the City of Wheaton, County of DuPage, and State of Illinois, and Vesselin G. Velev, a never married man, of the City of Long Island, County of Queens, and State of New York, as joint tenants, for and in consideration of TEN and no/100's (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Kaifu Zheng and Tingting Peng, husband and wife, of 710 Veterans Memorial Parkway W, Apt. 27, City of Lafayette, County of Tippecanoe, and State of Indiana, 47909, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General real estate taxes for the year 2018, and subsequent years; covenants, conditions, and restrictions of record; private, public and utility easements, roads, and highways; building lines; party wall rights and agreements, if any.

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): 11-18-122-035-1035

Address(es) of Real Estate: 1720 Oak Avenue, Unit 511
Evanston, IL 60201

Dated this 20 day of July, 2018

Allo (Gueorgui VELEV)
Gueorgui V. Velev

Dated this 20th day of July, 2018

Vesselin G. Velev, by
Elena Costa, his Attorney-in-
Vesselin G. Velev Fact

THIS IS NOT A HOMESTEAD PROPERTY FOR GUEORGUI V. VELEV OR HIS SPOUSE.

S Y
P 3
S N
SC V
IN W

030088

CITY OF EVANSTON

Real Estate Transfer Tax

PAID JUL 26 2018

AMOUNT \$ 1325.00

Agent LB



First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gueorgui V. Velev, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal this 20th day of July, 2018.



[Signature]
Notary Public

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vesselin G. Velev, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal this 20th day of July, 2018.



[Signature]
Notary Public

Prepared by: The Law Office of Elena Costa, LLC, 0700 W. Higgins Rd. Suite 330, Rosemont, IL 60018

Deed - Mail to: May HAO, 401 N. Michigan, #1200 Chicago, IL 60611
Tax Bills - Name and Address of Taxpayer: Kaifu Zheng, 1720 Oak Ave. Unit 511
EVANSTON, IL 60201

REAL ESTATE TRANSFER TAX		31-Jul-2018
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
11-18-122-035-1035 20180701639809 0-555-710-240		



UNOFFICIAL COPY**Exhibit A Legal Description**

Permanent Real Estate Index Number(s): 11-18-122-035-1035

Address(es) of Real Estate: 1720 Oak Ave, Unit 511
Evanston, IL 60201

PARCEL 1:

UNIT NUMBER 1720-511 IN THE SIENNA COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 (EXCEPT THE WESTERLY 11 FEET THEREOF); LOT 3 (EXCEPT THE WESTERLY 11 FEET OF THE NORTHERLY 12 FEET THEREOF); LOTS 4 AND 5 AND THE NORTH 2 FEET OF LOT 6; ALL OF LOTS 16, 17, 18, 19 AND 20 AND LOT 21 (EXCEPT THAT PART OF LOT 21 WHICH LIES NORTH AND EAST OF A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 21 TO A POINT ON THE NORTH LINE OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 21); THE VACATED NORTH-SOUTH PUBLIC ALLEY, LYING BETWEEN SAID LOTS 1 TO 6, INCLUSIVE AND LOTS 16 TO 21, INCLUSIVE; THAT PART OF THE VACATED SOUTH 8 FEET OF CLARK STREET, WHICH LIES EAST OF THE WEST LINE OF SAID LOTS 1 TO 6, INCLUSIVE EXTENDED IN A NORTHEASTERLY DIRECTION AND WEST OF THE SAID LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 21 TO A POINT ON THE NORTH LINE OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 21 EXTENDED IN NORTHWESTERLY DIRECTION; ALSO LOTS 'A', 'B', 'C' AND LOT 'D' (EXCEPT THE WEST 25 FEET THEREOF) IN GROVER AND CURREY'S SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 2 FEET THEREOF) AND LOTS 7 AND 8; ALL OF THE AFORESAID PROPERTY BEING LOCATED IN BLOCK 2 IN PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RIDGE ROAD AND WEST OF MILWAUKEE DIVISION OF THE CHICAGO AND NORTHWESTERN RAILWAY; ALSO LOT 1 AND THE WEST 25 FEET OF LOT "D" IN GROVER & CURREY'S SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 2 FEET THEREOF) AND LOTS 7 AND 8 IN BLOCK 2 IN PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RIDGE ROAD AND WEST OF MILWAUKEE DIVISION OF THE CHICAGO AND NORTHWESTERN RAILWAY, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614544065; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-343 AND STORAGE SPACE S-116, LIMITED COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SIENNA COURT CONDOMINIUMS AND THE 1718 OAK AVENUE GARAGE RECORDED DECEMBER 29, 2005 AS DOCUMENT NO. 0536327057.

