

1 of 1 #02, 5h  
196NW3882305h

# UNOFFICIAL COPY

## WARRANTY DEED (Individual to Individual)



(ILLINOIS)  
PAGE 1:

Doc#: 1919833265 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/17/2019 01:49 PM Pg: 1 of 2

Dec ID 20190701631024  
ST/CO Stamp 0-597-148-768 ST Tax \$155.00 CO Tax \$77.50

THE GRANTORS, The Quyen Nguyen and Thi Phuong Dung Le, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEEES, ROBERT S. SIMMS AND SUZANNE H. SIMMS, husband and wife, of 3590 Edgewood Park Drive, Commerce Township, MI 48382, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### LEGAL DESCRIPTION

UNIT 914 2-W AND P-8 IN AMHERST CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 21 (EXCEPT THAT PART FOR WIDENING HINMAN AVENUE) IN BLOCK 2 IN GIBBS, LAND AND GEORGES ADDITION TO EVANSTON IN THE SOUTH 1/2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1976 AND KNOWN AS TRUST NUMBER R-1919, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25424235, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, forever.

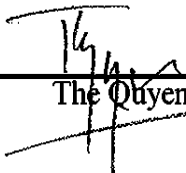
Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-19-220-026-1006 and 11-19-220-026-1018

Address (es) of Real Estate: 914 Hinman Avenue, #2W, Evanston, IL 60202

# UNOFFICIAL COPY

DATED June 18, 2019

  
\_\_\_\_\_  
The Quyen Nguyen

  
\_\_\_\_\_  
Thi Phuong Dung Le


State of \_\_\_\_\_, County of \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that The Quyen Nguyen and Thi Phuong Dung Le, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 6/19/2019

  
\_\_\_\_\_  
NOTARY PUBLIC



032413  
CITY OF EVANSTON  
**PAID** Real Estate Transfer Tax  
06.26.2019 AMOUNT \$ 775.00  
Agent 

AFTER RECORDING MAIL TO:  
Law Office of Omar Khuri  
900 Main Street, Suite 104  
Evanston, IL 60202

SEND SUBSEQUENT TAX BILLS TO:  
Robert S. Simms and Suzanne H. Simms  
914 Hinman Avenue, #2W  
Evanston, IL 60202

This instrument prepared by: *Central Law Group P.C.*  
2822 Central Street, Evanston, IL 60201  
847-866-0124