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This Document Was Prepared by:

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After recording, please mail to:

Heidi Weitmann Coleman, PC 7301 N Lincolnwood, Suite 140 Lincolnwood IL 60712

Citywide Title Corporation 850 W. Jackson Pivel Ste. 320

Chicago, IL 60607

Doc# 1923813145 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/26/2019 01:06 PM PG: 1 OF 3

WARRANTY DEED

(Tenants by the Entirety)

WARRANTY DEFD, made this Linday of Autos 2019 by and between GUI-QIANG CHEN and XUN LEI CHEN, husband and wife, of the City of Evanston, County of Cook and State of Illinois (the "Grantors"), and BOOKER T. COLEMAN and HAYLEY BETH VAN SERKE, husband and wife, of 505 Peoria Street, Chicago IL 60642 (the "Grantees").

THE GRANTORS, for and in consideration of the sum of TEN and NO/100ths DOLLARS (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby Convey and Warrant unto BOOKER T. COLEMAN and HAYLEY BETH VAN SERKE, as Tenants by the Entirety, and their reirs, successors and assigns, the following described premises located in the County of Cook, State of Illinois, described as follows:

LOT 3 IN SIMONSEN'S SUBDIVISION OF PART OF ADELAIDE WISWELV 5. ADDITION TO THE CITY OF EVANSTON, IN SOUTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Number: 11-07-117-014-0000

Address: 1126 Noyes Street, Evanston, Illinois 60201

Subject to: covenants, conditions and restrictions of record, and to real estate taxes for 2018 and subject.ent years.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantes and their heirs and assigns forever. Grantor covenants with the Grantees that the Grantor is now seized in fee single absolute of said premises; that the Grantor has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantees shall enjoy the same without any lawful disturbance; that the Grantor will, on demand, execute and deliver to the Grantees, at the expense of the Grantor, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantor warrants to the Grantees and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the date set forth above.

Gui-Qiang Chen

Xun Lei Chen

Grantor

STATE OF INDIANA

) SS:

COUNTY OF LAKE

) SS:

The undersigned, a Notary Fublic in and for said County in the State aforesaid, Do Hereby Certify that Gui-Qiang Chen and Xun Lei Chen, horeand and wife, are 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 and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given my hand and Notarial Seal this

12k day of August , 2019.

NOTARY PUBLIC

My commission expires

JAMES PAUL VALANCIUS
Seal
Notary Public – State of Indiana
Lake County
My Commission Expires Jan 8, 2025

[NOTARY SEAL]

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032484

CITY OF EVANSTON

Real Estate Transfer Tax

OMAMOUNT & CITTO

Agent

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REAL ESTATE TRANSFER TAX

20-Aug-2019





COUNTY: 274.00 ILLINOIS: 548.00 R22.00

11-07-117-014-0000

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