

# UNOFFICIAL COPY



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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

After recording, please mail to:

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

**Citywide Title Corporation**  
850 W. Jackson Blvd Ste. 320  
Chicago, IL 60607

## WARRANTY DEED

(Tenants by the Entirety)

WARRANTY DEED made this 24<sup>th</sup> day of AUGUST 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 heirs, 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 WISWELL'S 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 subsequent years.

**TO HAVE AND TO HOLD** the said premises, with its appurtenances unto the said Grantees and their heirs and assigns forever. Grantor covenants with the Grantees that the Grantor is now seized in fee simple 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.

S Y  
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## REAL ESTATE TRANSFER TAX

20-Aug-2019



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 274.00 |
| <b>ILLINOIS:</b> | 548.00 |
| <b>TOTAL:</b>    | 822.00 |

11-07-117-014-0000

| 20190801658059 |

0-472-535-648