

UNOFFICIAL COPY

WARRANTY DEED (Individual to Individual)

1/12 (ILLINOIS) PAGE 1:
196NW 388 2935K

Doc#: 1927346082 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/30/2019 08:58 AM Pg: 1 of 2

Dec ID 20190901690581
ST/CO Stamp 0-041-654-880 ST Tax \$310.00 CO Tax \$155.00

THE GRANTOR, Xiaoyan Zhou, married to Feng Jing, 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 GRANTEE, MICHELLE VERASAMY, of 540 Kingsport Drive, Gurnee, IL 60031, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

UNIT NO. 4-B AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 1 IN THE PLAT OF CONSOLIDATION OF THE NORTH 36 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 IN BLOCK 55 IN EVANSTON, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1969 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 20989692, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED FEBRUARY 25, 1969 AND KNOWN AS TRUST NO. 27931, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 21376247, TOGETHER WITH AN UNDIVIDED 2.10 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not a homestead property for Feng Jing.

TO HAVE AND TO HOLD said premises, 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: 11-18-314-021-1026

Address (es) of Real Estate: 1500 Oak Avenue, #4B, Evanston, IL 60201

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DATED: September 17, 2019

Xiaoyan Zhou *Lei* - as attorney-in-fact
Xiaoyan Zhou, by Lei Duan, her attorney-in-fact

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lei Duan, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 SEPT. 17, 2019

Lisa N. Hadzima
NOTARY PUBLIC



MAIL TO:
Law Office of Katherine D. Hart
9349 Forestview Road
Evanston, IL 60203

SEND SUBSEQUENT TAX BILLS TO:
Michelle Verasamy
1500 Oak Avenue, #4B
Evanston, IL 60201

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

032532
CITY OF EVANSTON
PAID Real Estate Transfer Tax
09.20.2019 AMOUNT \$ 1,550.00
Agent NK