# 19570489 WNOFFICIAL CC Cub 1st,

WARRANTY DEED Statutory (Illinois)

Doc#. 1927513151 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 10/02/2019 11:28 AM Pg: 1 of 3

Dec ID 20190901698338

ST/CO Stamp 0-563-357-280 ST Tax \$205.00 CO Tax \$102.50

THE GRANTORS, Matthew G. Roszak and Katherine Jozwiak Roszak, his wife of the City of Evanston, County of Cook, State of Illinois, for and in consideration of the sum of TEN and NO/100

DOLLARS (\$10.00) in hand wife and Husban paid, CONVEYS and WARRANTS to Yidan Sun and Yukui Luo, husband-and-wife, of 2801 S. King Drive, Apt 1311, Chicago, Illinois 60616, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

## SEE EXHIBIT A ATTACHED HERETO

PIN: 11-18-122-035-1043

ADDRESS: 1720 Oak Ave., Unit 610, Evanson, Illinois 60201

day of September, 2019.

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate, and general real estate taxes not yet due and payable.

ATED\this 26

Katherine Jozwiak Roszak

032540

CITY OF EVANSTON

al Estate Transfer Tax

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# **UNOFFICIAL COPY**

STATE OF ILLINOIS ) ss. COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew G. Roszak, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Giver, ut der my hand and official seal, this 26th day of September, 2019.

**Notary Public** 

STATE OF ILLINOIS

) ss

**COUNTY OF COOK** 

BRUCE J WALDMAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 29, 2022

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Jozwiak Poszak, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and aclivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set Forth.

Given under my hand and official seal, this 26th day of September, 2019.

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Bruce J. Waldman Cohen, Salk & Huvard, P.C. 630 Dundee Road, Suite 120 Northbrook, Illinois 60062

AFTER RECORDING, MAIL TO: AND SEND SUBSEQUENT TAX BILLS TO:

Yidan Sun 1720 Oak Ave., Unit 610 Evanston, Illinois 60201 BRUCE J WALDMAN

OFFICIAL SEAL

Notary Public, State of Illinois

My Commission Expires

January 29, 2022

# **UNOFFICIAL COPY**

### **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### Parcel 1:

Unit Number 1720-610 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 a Northwester', 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 Poat 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, as amended; 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-216 and Storage Space S-158, limited common elements as delineated and defined in 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 Condom niums and the 1718 Oak Avenue Garage recorded December 29, 2005 as document No. 0536327057.

PIN: 11-18-122-035-1043

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