

# UNOFFICIAL COPY

CT

2020 8/21 NB  
CUB 1672

Doc#: 2031246342 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/09/2020 02:50 PM Pg: 1 of 2

Dec ID 20200801671735  
ST/CO Stamp 1-403-425-248 ST Tax \$222.50 CO Tax \$111.25

## TRUSTEE'S DEED

THIS INDENTURE, made this 21<sup>TH</sup> th day of August, 2020, by and between **URSULA S. ANDREASEN**, of the City of Evanston, County of Cook, State of Illinois as trustee under the provisions of a Trust Declaration dated April 12, 2017, and known as the **URSULA S. ANDREASEN TRUST**, Grantor, and **YIFEI YUAN** and **KUN NI**, husband and wife, of 1121 Church Street, Unit 206, City of Evanston, County of Cook, State of Illinois, not as tenants in common, nor as joint tenants with right of survivorship, but as **TENANTS BY THE ENTIRETY**, Grantees:

Above Space for Recorder's Use Only

WITNESSETH, that Grantor, for and in consideration of Ten Dollars and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, the sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to Grantees all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Unit 404 as delineated on the survey of the following described parcel of Real Estate:

Lots 12 and 13 in Block 2 in Eliza A. Pratt's Addition to Evanston, a Subdivision of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  East of Ridge Road and West of Railroad, in Section 15, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium, made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated November 26, 1973 and known as Trust Number 46876, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document 22596214, together with its undivided percentage interest in the common elements, as set forth in said Declaration and Survey, in Cook County, Illinois.

Address: 1111 Church Street, Unit 404, Evanston, Illinois 60201  
Permanent Index Number: 11-18-122-028-1016

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 Property, not as tenants in common, nor as joint tenants with right of survivorship, but as **TENANTS BY THE ENTIRETY**, forever.

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**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 use and enjoyment of the real estate.

**IN WITNESS WHEREOF,** the Grantor, as trustee of the aforesaid Trust, has hereunto set her hand and seal the day and year first above written.

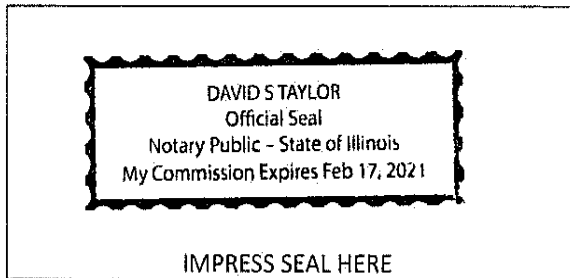
Ursula S. Andreasen (SEAL)  
Ursula S. Andreasen, Trustee

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 URSULA S. ANDREASEN, trustee, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>TH</sup> day of AUGUST, 2020.

[Signature]  
Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

**MAIL RECORDED DEED TO:**  
Yifei Yuan + Kun He  
1111 Church Street  
Unit 404  
Evanston, IL 60201

**SEND TAX BILLS TO:**  
Yifei Yuan and Kun He  
1111 Church Street, Unit 404  
Evanston, IL 60201

034359

**CITY OF EVANSTON**  
*Real Estate Transfer Tax*

PAID SEP 01 2020 AMOUNT \$ 1115.00

Agent LB