

20SA5294157LP

UNOFFICIAL COPY

WARRANTY DEED

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Statutory (Illinois), LLC to Individuals

Doc#: 2109501103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2021 06:17 AM Pg: 1 of 2

Dec ID 20210301668978
ST/CO Stamp 1-995-598-864 ST Tax \$126.00 CO Tax \$63.00

The GRANTOR, MICHEL VYIUS CAPITAL LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, CONVEYS and WARRANTS to SARAH SIMMONS, of 8 East 9th Street, Apartment 2310, Chicago, Illinois 60605, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

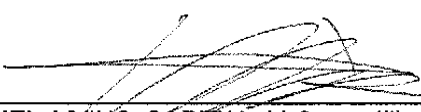
For Recorder's Use Only

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

Subject only to the following, if any: 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 due and payable at the time of Closing; terms and provisions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements, limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration; 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 premises forever.

Permanent Real Estate Index Number: 11-30-121-043-1103
Address of Real Estate: 129 Elmwood Avenue, Unit 3S, Evanston, Illinois 60202

DATED as of this 18th day of March, 2021



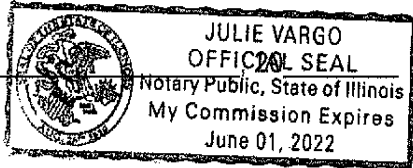
(SEAL)
MICHEL VYIUS CAPITAL LLC, an Illinois limited liability company, by Cheng Yao, Manager

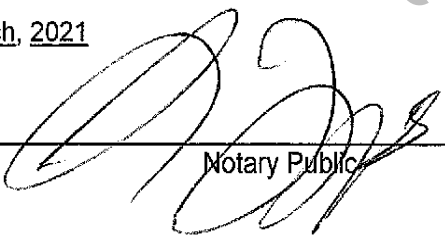


(SEAL)
MICHEL VYIUS CAPITAL LLC, an Illinois limited liability company, by Xingyu Xu, Manager

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 Cheng Yao and Xingyu Xu, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of March, 2021

Commission expires _____

JULIE VARGO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 01, 2022



Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 618, Chicago, IL 60602

MAIL TO: Ernest L. Rose
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Avenue
Arlington Heights, Illinois 60005

SEND SUBSEQUENT TAX BILLS TO:
SARAH SIMMONS
129 Elmwood Ave #3 S
Evanston IL 60202

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EXHIBIT "A"

PARCEL 1:

UNIT 129-131 ELMWOOD AVENUE UNIT NO. 3S IN THE PARKSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 24, 25, 26, 27, 28 AND 29 IN BLOCK 5 IN BRUMMEL AND CASE HOWARD TERMINAL ADDITION TO THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2002 AS DOCUMENT 0020224600 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF P6, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED FEBRUARY 26, 2002 AS DOCUMENT 0020224600.

034823

CITY OF EVANSTON
Real Estate Transfer Tax
 PAID MAR 16 2021 AMOUNT \$ 630.00
 Agent LB

Clerk's Office