

UNOFFICIAL COPY



Doc# 2212515007 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 10:08 AM PG: 1 OF 3

AFTER RECORDING MAIL TO:

Michael D Poulos
Poulos Black P.C.
1724 Sherman Avenue, Suite 201
Evanston IL 60201-5607

SEND SUBSEQUENT TAX BILLS TO:

Michael O'Brien
1234 Elmwood Avenue Unit 3E
Evanston, IL 60201

Above Space for Recorder's Use Only

TRULY
TITLE

22003818-20

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTOR, YING XU, a married woman, of the City of Fremont, County of Alameda, State of California, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, Michael O'Brien, of 234 ASHBURY AVE, #3, EVANSTON, IL, 60202 as a single man (insert tenancy), the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

The land hereinafter referred to is situated in the City of Evanston, County of Cook, State of IL, and is described as follows:

UNIT 3E IN 1234 ELMWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOT "A" IN CONSOLIDATION OF THE EAST 116 FEET OF THE SOUTH 25 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 IN BLOCK 2 IN O. HOUSE'S ADDITION TO EVANSTON A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19706340, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 1234 Elmwood Avenue Unit 3E, Evanston, IL 60201
Permanent Index Number: 11-19-103-031-1012

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 due and payable at the time of Closing.

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

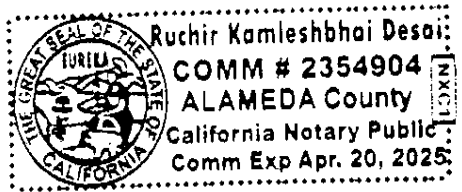
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Alameda)
 On 06-19-22 before me, Ruchir Kamleshbhai Desai, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Xu, Ying — x — x — x —
Name(s) of Signer(s)
— x — x — x — x —

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: warranty deed Document Date: N/A
 Number of Pages: _____ Signer(s) Other Than Named Above: No.

Capacity(ies) Claimed by Signer(s)

Signer's Name: AS Above
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____