

# UNOFFICIAL COPY

PT22-85090 1/2

Doc#: 2224533220 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2022 11:56 AM Pg: 1 of 4

Dec ID 20220801698523  
ST/CO Stamp 0-164-250-192 ST Tax \$785.00 CO Tax \$392.50  
City Stamp 1-640-645-200 City Tax: \$8,242.50

## WARRANTY DEED

Grantor, Shixiao Xu, married to Ross Pevitz, of 878 N. Marshfield Avenue, Unit 1, Chicago, County of Cook, Illinois, for and in consideration of Ten and <sup>no</sup>/<sub>100</sub> Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Paul Evans and Alexandra Evans, husband and wife as Tenants by the Entirety of CHICAGO, IL, the Real Estate located at and commonly known as:

878 N. Marshfield Avenue, Unit 1, Chicago, Illinois 60622;


P.I.N.: 17-06-431-044-1001

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

# UNOFFICIAL COPY

  
Shixiao Xu

STATE OF IL )

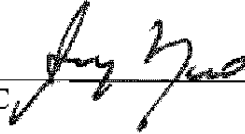
) SS.

COUNTY OF COOK )

I, Sharon Y Roman, a notary public in and for said County, in the State of \_\_\_\_\_,  
DO HEREBY CERTIFY that Shixiao Xu, personally known to me to be the same persons whose name is subscribed in  
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.

GIVEN under my hand and official seal, this 29 day of July, 2022

NOTARY PUBLIC





Property of Cook County Clerk's Office

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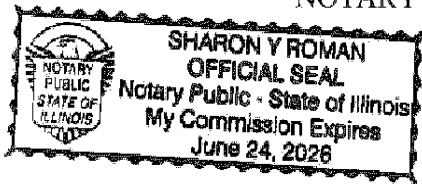
Ross Pevitz  
(signing for the sole purpose of waiving homestead rights)

STATE OF IL )  
 ) SS.  
COUNTY OF COOK )

I, Sharon Y Roman, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Ross Pevitz, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29 day of July, 2022

Sharon Y Roman  
NOTARY PUBLIC



Office of Cook County Clerk's Office

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## EXHIBIT "A" / LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1 IN 878 N. MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 10 IN BLOCK 18 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1536234038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF RIGHTS R- 1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1536234038.

#### Mail Deed:

ALEXANDRA + PAUL EVANS  
878 N MARSHFIELD #1  
CHICAGO, IL 60622

#### Mail Tax Bill:

ALEXANDRA + PAUL EVANS  
878 N MARSHFIELD #1  
CHICAGO, IL 60622

#### This instrument was prepared by:

Namit Bammi, Esq  
Bammi Law Group LLC  
203 N. LaSalle Street, Suite 2100  
Chicago, Illinois 60601