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PT22-88548

1-A2

Doc#. 2302425038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 10:11 AM Pg: 1 of 3

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20230101628745
ST/CO Stamp 1-205-801-808 ST Tax \$345.00 CO Tax \$172.50

MAIL TO:

Le Kang and Steven Zoller
~~241 Bowman Dr.~~ 901 HIRMAN Ave. # 5G
~~Kent, OH 44240~~ EVANSTON, IL 60202

GRANTORS, Cristina M Fentross and Dirk Fentross, married to each other, of the City of Las Vegas, County of Clark, State of Nevada, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to the GRANTEEES, Le Kang and Steven Zoller, married to each other as tenants be the entirety, currently of 241 Bowman Dr., Kent, OH 44240, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

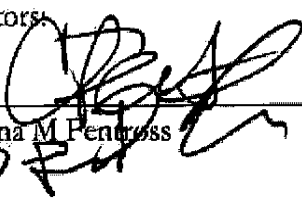
SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

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 Index Numbers: 11-19-221-016-1033 and 11-19-221-016-1068
Property Address: 901 Hinman, Unit 5G and Unit P-34, Evanston, IL 60202

DATED this 27 day of DEC 2022, 20 .

Grantors:


Cristina M Fentross

Dirk Fentross

PROPER TITLE, LLC
PROPER TITLE, LLC

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State of) Socialist Republic of Vietnam }
 SS) Hanoi } SS
 County of) U.S. Embassy }

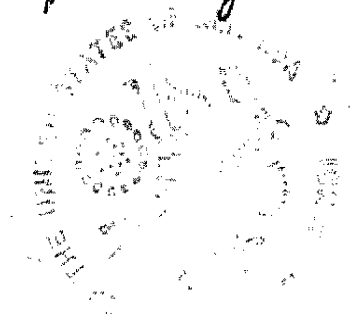
I, the undersigned, a Notary Public in and for said City and County aforesaid DO HEREBY CERTIFY that Cristina M Fentross and Dirk Fentross identified to me to be the same persons whose names are subscribed to the foregoing Warranty Deed for 901 Hinman, Unit 5G and P-34, Evanston, IL 60202, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 27 DEC 2022 day of _____, 20__.

CLARA BOLEY
CONSULAR OFFICER

[Handwritten Signature]

 (SEAL)



This document prepared by:

CONNIE SPENCER, ESQ.
 1 MID AMERICA PLAZA FLOOR 3
 OAKBROOK TERRACE, IL 60181

Send future tax bills to:

Le Kang and Steven Zoller
901 Hinman, Unit 5G
Evanston, IL 60202

033381

CITY OF EVANSTON

Real Estate Transfer Tax

PAID JAN 12 2023

AMOUNT \$ 1,725.00

Agent NK

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EXHIBIT A

Unit Numbers 5-G, and P-34, in Hinman Place Condominium, as delineated on survey of the following described real estate:

Lots 1, 2 and 3 in Block 3 in Gibbs, Ladd and George's Addition to Evanston being part of the South 1/2 of the North East fractional 1/4 of Section 19, 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 April 17, 1980 as document 25427725, as amended from time to time, together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office