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Doc#: 2327533063 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/02/2023 09:53 AM Pg: 1 of 3

Dec ID 20230901616448
ST/CO Stamp 1-577-516-496 ST Tax \$460.00 CO Tax \$230.00

WARRANTY DEED ILLINOIS STATUTORY

PT23-86151P 1/2

THE GRANTOR, Emma Wansley and Martin Eisses, wife and husband, of the City of Evanston, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Zeqi Niu and Luke Broses, *Married to each other* of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** as Tenants by the Entirety*

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways. This is not Homestead Property by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-18-111-026-1009 and 11-18-111-026-1042

Address of Real Estate: 1834 Ridge Avenue, Unit 109
Evanston, Illinois 60201

Dated this 18 day of August, 2023.

CITY OF EVANSTON

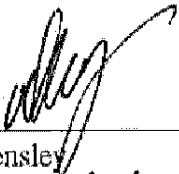
008408

REAL ESTATE TRANSFER TAX


DATE: **PAID SEP 18 2023**

AMOUNT: \$2300 Agent: LB

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Emma Wensley




Martin Eisses

STATE OF ILLINOIS)

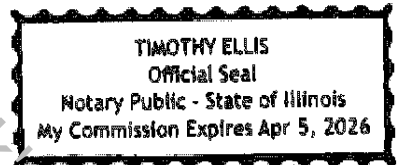
) ss.
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Emma Wensley and Martin Eisses are 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 his/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 18 day of August, 2023.



(Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60601

Mail To:
Zegui Niu
1834 Ridge Ave, Unit 109
Evanston, Illinois 60201

Name & Address of Taxpayer:
Zegui Niu
1834 Ridge Ave, Unit 109
Evanston, Illinois 60201

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Exhibit A

Unit 109 and Parking Unit P-4 in Garden Ridge Lofts and Townhomes Condominium as delineated on the Plat of Survey of certain Parcels of real estate located in the West 1/2 of the Northwest 1/4 of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois,

Which Plat of Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded May 22, 2000 in the Office of the Cook County Recorder of Deeds as document number 00365644 as amended from time to time, together with an appurtenant undivided percentage interest in the common elements.

11-18-111-026-1009 (Affects Unit 109)

11-18-111-026-1042 (Affects Unit P-4)

Property of Cook County Clerk's Office