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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2413829137 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/17/2024 12:40 PM Pg: 1 of 3

Dec ID 20240401680577
ST/Co Stamp 0-394-544-432 ST Tax \$320.00 CO Tax \$160.00

(The Above Space for Recorder's Use Only)

BW 2406 8194 1/2 99
THE GRANTOR Purple Carnations, LLC, an Illinois limited liability company, of 205 North Michigan Avenue, Suite 810, Chicago, IL 60601, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Yijun Chen, and Jin Cai, married* ~~person~~ of 1720 maple ave. Evanston, IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* as Joint Tenants

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 11-18-117-014-1018

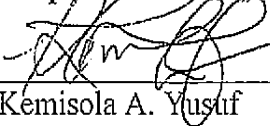
Property Address: 1720 Maple Avenue, Unit 406, Evanston, IL 60201

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26 day of April, 2024.

Purple Carnations, LLC, an Illinois limited liability company


(Seal)
Kemisola A. Yustuf
Its: Authorized Manager

REAL ESTATE TRANSFER TAX		16-May-2024
COUNTY:		160.00
ILLINOIS:		320.00
TOTAL:		480.00
11-18-117-014-1018		20240401680577 0-394-544-432

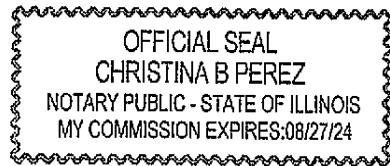
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Kemisola A. Yusuf as Authorized Manager of Purple Carnations, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 24 day of April, 2024.

Christina B. Perez
Notary Public



THIS INSTRUMENT PREPARED BY
Christina B. Perez, Drost, Kivlahar, McMahan & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~J S FitzGerald & Associates, LLC
3709 N Ashland Ave, #3S
Chicago, IL 60613~~

Yijun Chen
1720 Maple Avenue, Unit 406
Evanston, IL 60201

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAY 08 2024

AMOUNT: \$1600 Agent: NH

005520

BW24068194

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Exhibit A

UNIT NO. 406 IN THE OPTIMA VIEWS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOT 1 IN OPTIMA VIEWS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN CHURCH MAPLE SECOND RESUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0030370729, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 15, 2003, AS DOCUMENT NO. 0310527146, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 11-18-117-014-1018

For Informational Purposes only: 1720 Maple Avenue, Unit 406, Evanston, IL 60201

Property of Cook County Clerk's Office