

UNOFFICIAL COPY

TRUSTEE DEED TRUST TO INDIVIDUAL

Mail to:
Linda Lei, Attorney
203 N LaSalle, Suite 2100
Chicago, IL 60601

Subsequent tax bill to:
Yuanyuan Jia
1643 N. Larrabee, Unit F, Chicago, IL 60614

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd, Ste 400
Hoffman Estates IL 60169

Doc#: 1721639014 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2017 09:28 AM Pg: 1 of 2

Dec ID 20170701690648
ST/CO Stamp 0-406-412-736 ST Tax \$702.00 CO Tax \$351.00
City Stamp 0-580-944-832 City Tax: \$7,371.00

THE GRANTOR: Seller(s), Yan Xu, as trustee under the provisions of the Yan Xu Revocable Trust agreement dated January 19, 2016, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Yuanyuan Jia and Hai Zheng, husband and wife, of 195 N. Harbor Dr., Chicago, IL 60601

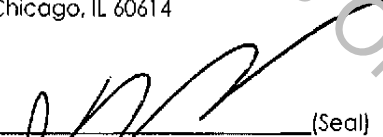
To have and hold forever as: Tenants by the entirety; all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, special governmental taxes or assessments for improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long as they do not interfere with the current use and enjoyment of the property. To have and to hold same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

This deed is executed, not personally or individually, but as trustee pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of the trust agreement above mentioned. All the terms, provisions, stipulations, covenants and conditions to be performed by said Trustees are undertaken by Yan Xu solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against Trustee by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in the deed.

Permanent Index Number: 14-33-325-071-1029
Property Address: 1643 N. Larrabee, Unit F, Chicago, IL 60614

Dated this: July 20, 2017.



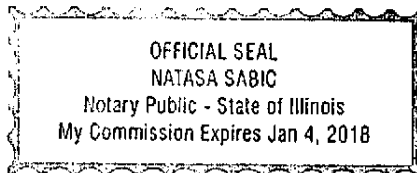
Yan Xu, as trustee of the Yan Xu Revocable Trust
agreement dated January 19, 2016

STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Yan Xu, as trustee of the Yan Xu Revocable Trust agreement dated January 19, 2016 personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this July 20, 2017.

Commission expires:  Notary Public

01/04/2018



Chicago Title

Chicago Title

✓

UNOFFICIAL COPY





CHICAGO TITLE
COMPANY


LEGAL DESCRIPTION

Order No.: 17PNW002238RM

For APN/Parcel ID(s): 14-33-325-071-1029

UNIT 1643F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EUGENIE PARK CONDOMINIUM, FORMERLY KNOWN AS THE ST. MICHAEL'S MEWS I CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26089249, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		03-Aug-2017
		COUNTY: 351.00
		ILLINOIS: 702.00
		TOTAL: 1,053.00
14-33-325-071-1029 20170701690648 0-406-412-736		

REAL ESTATE TRANSFER TAX		03-Aug-2017
		CHICAGO: 5,265.00
		CTA: 2,106.00
		TOTAL: 7,371.00 *
14-33-325-071-1029 20170701690648 0-580-944-832		

* Total does not include any applicable penalty or interest due