




# UNOFFICIAL COPY

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed on this 6<sup>th</sup> day of Oct, 2017.

  
GUOYAO XIA, now known as GAVIN  
GUOYAO XIA

  
XIAOHUA GU

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 6<sup>th</sup> day of Oct, 2017.

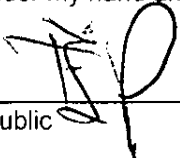
  
GAVIN GUOYAO XIA

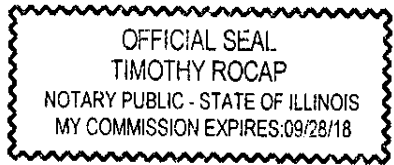
  
XIAOHUA GU

STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that XIAOHUA GU and GUOYAO XIA, now known as GAVIN GUOYAO XIA, married to each other, 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 their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 6 day of Oct, 2017.

  
Notary Public




This Document Prepared by and after Recording Mail to:  
TIMOTHY A. ROCAP, Esq.  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road, Suite 340  
Northbrook, IL 60062  
(847) 870-7600; Fax: (847) 380-2036

Mail Subsequent Tax Bills to:  
GAVIN GUOYAO XIA and XIAOHUA GU  
1184 Robbie Court  
Deerfield, IL 60015

REAL ESTATE TRANSFER TAX		16-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-102-025-1148 | 20171001638145 | 1-628-138-432

REAL ESTATE TRANSFER TAX		16-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-102-025-1148 | 20171001638145 | 1-660-448-704

Grantor/Grantee Address:  
1184 Robbie Court, Deerfield, IL 60015

\* Total does not include any applicable penalty or interest due

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or his agent, affirms that, to the best of his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Oct. 6, 2017 SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Timothy Rocap  
By the said **GAVIN GUOYAO XIA**

On this date of Oct. 6, 2017

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

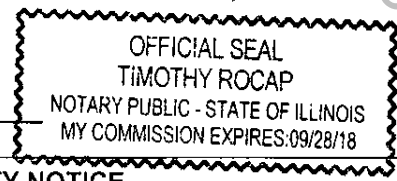
DATED: Oct. 6, 2017 SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Timothy Rocap  
By the said **GAVIN GUOYAO XIA**

On this date of Oct. 6, 2017

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)