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PREPARED BY:

Thomas J. Homer, Esq.
The Homer Law Firm, P.C.
200 E. 5th Ave., Suite 123
Naperville, IL 60563

MAIL TAX BILL TO:

Charles Liu, Trustee
300 Peachtree Court
Bolingbrook, IL 60440

MAIL RECORDED DEED TO:

The Homer Law Firm, P.C.
200 E. 5th Ave., Suite 123
Naperville, IL 60563



1830422033D

Doc# 1830422033 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 02:50 PM PG: 1 OF 4

QUITCLAIM DEED

Statutory (Illinois)

THE GRANTOR, KE CHIH LIU, a widowed man, of 300 Peachtree Court, Bolingbrook, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUITCLAIMS to KE CHIH LIU, as Trustee of the KE CHIH LIU DECLARATION OF TRUST Dated October 16, 2018, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED

Permanent Index Numbers: 17-21-432-067-0000

Property Address: 2126 South China Place, Chicago, Illinois 60616

Grantee's Address: 300 Peachtree Court, Bolingbrook, Illinois 60440

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

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said 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 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Dated

this 16th Day of October 2018

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Ke-chih Liu

KE CHIH LIU, Grantor

Acceptance by Trustee:

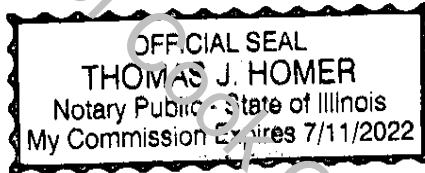
Ke-chih Liu

KE CHIH LIU, Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KE CHIH LIU personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 16 Day of October 2018




Thomas J. Homer
Notary Public
My commission expires: 7/11/2022

[Buyer] [Seller] [Representative]



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

10/16/2018
Dated

Thomas J. Homer
Signature

REAL ESTATE TRANSFER TAX		31-Oct-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-432-067-0000 | 20181001614868 | 1-994-710-176

REAL ESTATE TRANSFER TAX		31-Oct-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-21-432-067-0000 | 20181001614868 | 1-174-011-040

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

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LEGAL DESCRIPTION

Parcel 1: Lot 65 in Sante Fe Garden Unit 2, being a resubdivision of part of blocks 25, 40 and 41 and the vacated streets and alleys lying within and adjoining said blocks, in Canal Trustees' New Subdivision of blocks in the East Fraction of the Southeast Fractional 1/4 of Section 21, together with that part of Lot 65 in China Town Square Subdivision, all in Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress over the common area for the benefit of Parcel 1 as created by Declaration of Parkshore Commons I Master Common area association recorded as document number 98669012, as amended.

Parcel 3: Easements for ingress and egress for the benefit of Parcel 1 as created by Declaration of Easements, Restrictions and Covenants for 2106-2128 South China Place Homeowners recorded as document number 09116856.

For informational purposes only: 2126 South China Place, Chicago, IL, 60616

Tax Parcel # 17-21-432-067-0066

Property of Cook County Clerk's Office

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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 her/his agent, affirms that, to the best of her/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: October 16, 2018

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:

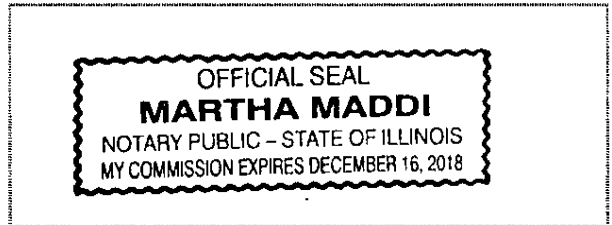
Martha Maddi

By the said (Name of Grantor): Ke Chih Liu

On this date of: Oct. 16, 2018

NOTARY SIGNATURE: Martha Maddi

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/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: October 16, 2018

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:

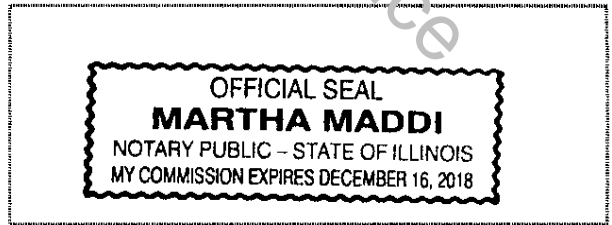
Martha Maddi

By the said (Name of Grantee): Ke Chih Liu

On this date of: Oct. 16, 2018

NOTARY SIGNATURE: Martha Maddi

AFFIX NOTARY STAMP BELOW



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)**)