

# UNOFFICIAL COPY


## WARRANTY DEED


THE GRANTORS, CHARLES J. IZUI AND CHRISTINE A. IZUI (f/k/a CHRISTINE A. SULLIVAN), his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO the trustee(s) of the CHARLES J. IZUI 2018 TRUST u/t/a/d December 19, 2018, as to an undivided one-half (1/2) interest in the attached

described Real Estate situated in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-09-407-037-0000  
Address of Real Estate: 4908 W. Carmen Ave., Chicago, Illinois 60630

DATED this 19th day of December, 2018

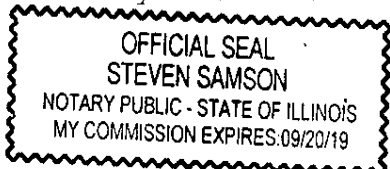
  
\_\_\_\_\_  
CHARLES J. IZUI (SEAL)

  
\_\_\_\_\_  
CHRISTINE A. IZUI (SEAL)  
(f/k/a Christine A. Sullivan)


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 CHARLES J. IZUI and CHRISTINE A. IZUI (f/k/a Christine A. Sullivan) 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 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 official seal, this 19th day of December, 2018



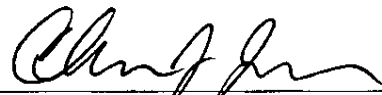
Commission expires September 20, 2019


  
\_\_\_\_\_  
Notary Public

This instrument was prepared by and please mail to:  
Steven Samson, Esq.  
3213 Hartzell Street  
Evanston, Illinois 60201

This transaction is exempt from taxation pursuant to 35 ILCS 200/31-45(e).

Send subsequent tax bills to:  
Mr. Charles J. Izui  
4908 W. Carmen Ave.  
Chicago, Illinois 60630

  
\_\_\_\_\_  
Transferor or Agent 12-19-2018 (Date)



\*1836234049\*

Doc# 1836234049 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS


DATE: 12/28/2018 11:41 AM PG: 1 OF 4

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# UNOFFICIAL COPY

LOT 32 IN BARTELS AND GOLDBECK'S ELSTON AVENUE SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		28-Dec-2018
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
13-09-407-037-0000   20181201667244   0-045-352-608		

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

REAL ESTATE TRANSFER TAX		28-Dec-2018
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
13-09-407-037-0000   20181201667244   0-138-880-672		

Property of Cook County Clerk's Office


# UNOFFICIAL COPY

## THE CHARLES J. IZUI 2018 TRUST, DATED DECEMBER 19, 2018, AS AMENDED AND RESTATED

### ACCEPTANCE OF REAL PROPERTY

Pursuant to the terms of the Charles J. Izui 2018 Trust, u/t/a/d December 19, 2018, as amended or restated, the undersigned Trustees, hereby acknowledge the receipt from the Grantors and accept the interest in the property commonly known as 4908 W. Carmen Avenue, Chicago, Illinois 60630; legal description:

LOT 32 IN BARTELS AND GOLDBECK'S ELSTON AVENUE SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

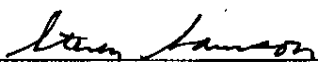
  
\_\_\_\_\_  
Charles J. Izui, Grantor and Co-Trustee

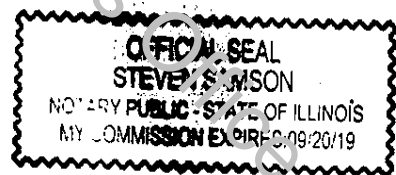
  
\_\_\_\_\_  
Christine A. Izui, Co-Trustee

Dated: December 19, 2018

STATE OF ILLINOIS     )  
  )     ss.  
COUNTY OF COOK     )

On December 19, 2018, Charles J. Izui and Christine A. Izui personally appeared before me and acknowledged that this instrument was executed as their free act and deed.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires September 20, 2019.



This document was prepared by Steven Samson, Attorney at Law, 3213 Hartzell Street, Evanston, Illinois; 847-328-8384.

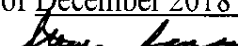
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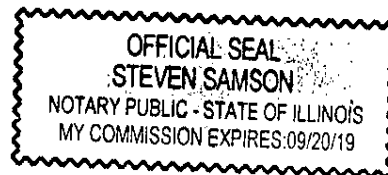
## STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated: December 19, 2018

Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Charles J. Izui  
This 19th day of December 2018  
Notary Public 

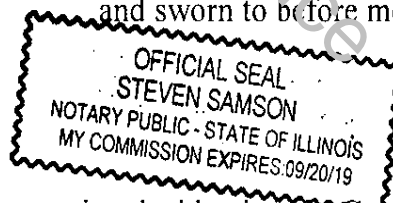


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: December 19, 2018

Signature:   
Grantee or Agent Subscribed

and sworn to before me  
By the said Charles J. Izui  
This 19th day of December 2018  
Notary Public 



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)