# **UNOFFICIAL CO**

TRUSTEE'S DEED



Doc# 1901134027 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2019 11:32 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THIS INDENTURE, made this 3<sup>k3</sup> day of January , 2019 by Steven S. Yee and Catherine Cunning Jam-Yee, Trustees under the Steven S. Yee Living Trust dated August 18, 2003, of 4427 Monticello, Chicago, Illinois hereinafter referred to as Grantor, and Steven S. Yee and Catherine Cunningham-Yee, Trustees of the Yee Living Trust dated August 21, 2018, hereinafter referred to as Grantee:

WHEREAS, Grantors are the duly acting Trustees of the Steven S. Yee and Catherine Cunningham-Yee Trust dated August 18, 2003, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, rot individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Steven S. Yee and Catherine Cunningham-Yee, Trustees of the Yee Living Trust dated August 21 2018, of 4427 Monticello, Chicago, Illinois, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Kane County, Illinois, commonly known as 4303 N. Bernard, Chicago, Illinois 60618, legally described as:

LOT 27 IN BLOCK 1 IN A.H. HILL AND COMPANY'S BOULFVARD ADDITION TO IRVING PARK BEING A SUBDIVISION BY ALONZO H. HILL OF THE EAST ½ OF THE WEST ½ OF THE SOUTH EAST 1/4, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO**: Covenants, conditions, and restrictions of record and building lines and rasements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Permanent Index Number: 13-14-403-023-0000

Address(es) of Real Estate: 4303 N. Bernard, Chicago, Illinois 60618

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

This transaction is exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law

Date

3 JAW 2019

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## **UNOFFICIAL CC**

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

The transfer of Title and Conveyance herein is hereby accepted by Steven S. Yee and Catherine Cunningham-Yee, Trustees of the Yee Living Trust dated August 21, 2018.

Catherine Cunningham-Yee, Trustee

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 Steven S. Yee and Catherine Cunningham-Yee, Trustees, 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_3\*\* day of

Commission expires

OFFICIAL SEAL STEVEN J. FORTE Notary Public - State of Illinois My Commission Expires 10/30/2021

NOTARY PUBL

This instrument was prepared by: Kugia & Forte, PC, Steven J. Forte, Attorney at Law, 7.1 W. Main Street, West Dundee, IL 60118

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MAIL TO:

KUGIA FORTE, PC 711 W. MAIN ST. W. DUNDEE, IL HOLLS SEND SUBSEQUENT TAX BILLS TO:

Steven Yee and Catherine Cunningham-Yee 4427 N Monticello Chicago, 1L 60625

REAL ESTATE TRANSFER TAX		
CHICAGO:	0.00	
CTA:	0.00	
TOTAL:	0.00 *	
	CHICAGO: CTA:	

13-14-403-023-0000	20190101676029	0-397-749-920

REAL ESTATE TRANSFER		AX 11-Jan-20		
_		The same of the sa	COUNTY:	0.00
		56.	ILLINOIS:	0.00
			TOTAL:	0.00
_	13-14-403	-023-0000	20190101676029	1-975-039-648

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

#### **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, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

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 title to real esta	ate under the laws of the State of Illinois
2 1 70 1 1/3	SNATURE: Serie ///
	GRANTOR OF ACENT
GRANTOR NOTARY SECTION: The below section is to be completed by the N	OTARY who witnesses the GRANTOR signature.
Subscribed and swo.n to before me, Name of Notary Public:	· .
By the said (Name of Grantor): STEVEN S. YEE, TRUSTEE	AFFIX NOTARY STAMP BELOW
On this date of: JAN. 3 1, 20 19	OFFICIAL OF AL
NOTARY SIGNATURE: # / Furt	OFFICIAL SEAL STEVEN J. FORTE Notary Public - State of Illinois My Commission Fundamental
	My Commission Expires 10/30/2021
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the nar ie of	the GRANTEE shown on the dead or assistance
of beneficial interest (ABI) in a land trust is either a natural person, in	
authorized to do business or acquire and hold title to real estate in Illia	
acquire and hold title to real estate in Illinois or other entity recognized	
acquire title to real estate under the laws of the State of Illinois.	distribution and distribution to distributions of
T. 1 2 1 10	NATURE: Many (1)
	GRANTEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the N	OTARY who witnesses the GRANTES signature.
Subscribed and swom to before me, Name of Notary Public:	3,
By the said (Name of Grantee): STEVEN S. YEE TRUSTEE	AFFIX NOTARY STAMP BELOW
On this date of: JAN 3 .20/9	
NOTARY SIGNATURE: It / Fort	OFFICIAL SEAL

### 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

STEVEN J. FORTE Notary Public - State of Illinois My Commission Expires 10/30/2021