

UNOFFICIAL COPY

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 INSTRUMENT, made this 3RD day of JANUARY, 2019 by Steven S. Yee and Catherine Cunningham-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, not 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 BOULEVARD ADDITION TO IRVING PARK BEING A SUBDIVISION BY ALONZO H. HILL OF THE EAST 1/2 OF THE WEST 1/2 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 easements, 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

Representative: Steven S. Yee

3 JAN 2019

Date

SY
P
S
SC
INT

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

DATED: 3 | JAN | 2019

SIGNATURE: *Steven S. Yee*
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:

By the said (Name of Grantor): STEVEN S. YEE, TRUSTEE

On this date of: JAN | 3 | 2019

NOTARY SIGNATURE: *St J Forte*

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

DATED: JAN | 3 | 2019

SIGNATURE: *Steven S. Yee*
GRANTEE or AGENT

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

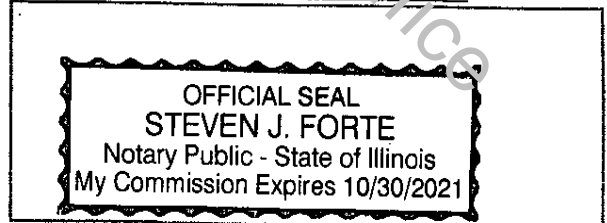
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): STEVEN S. YEE, TRUSTEE

On this date of: JAN | 3 | 2019

NOTARY SIGNATURE: *St J Forte*

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)