

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



\*1917534082\*

Doc# 1917534082 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/24/2019 02:16 PM PG: 1 OF 5

*Above Space for Recorder's Use Only*

The Grantor(s) Frederico Buchholz Maciel and Yanfang Yu (and their successors in interest), 4133 Cortona Ct., San Jose, CA 95135, as Trustees of the **Maciel-Yu Family Living Trust**, created on December 13, 2016, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Frederico Buchholz Maciel and Yanfang Yu, of the City of San Jose, County of Santa Clara, State of California, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJET TO: General real estate taxes not due and payable at the time of closing; 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.

Permanent Real Estate Index Number(s): 20-22-212-048-0000

THIS IS NOT HOMESTEAD PROPERTY

Address(es) of Real Estate: 6401 S. St., Lawrence Ave., Chicago, Illinois 60637

The date of this deed of conveyance is June 10, 2019

(Seal) Frederico Buchholz Maciel

Trustee of the Maciel-Yu Family Living Trust, created on December 13, 2016

Grantor

(Seal) Yanfang Yu

Trustee of the Maciel-Yu Family Living Trust, created on December 13, 2016

Grantor

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 )  
County of Santa Clara )

On June 11<sup>th</sup>, 2019, before me, Jkaur, a Notary Public, personally appeared FREDERICO BUCHHOLZ MACIEL and YANFANG YU, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.


I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Signature

Jkaur

REAL ESTATE TRANSFER TAX		24-Jun-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-22-212-048-0000 | 20190601611671 | 0-546-197-600

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

REAL ESTATE TRANSFER TAX		24-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-22-212-048-0000 | 20190601611671 | 1-747-677-280

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## LEGAL DESCRIPTION

For the premises commonly known as 6401 S. St., Lawrence Ave., Chicago, Illinois 60637

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Property of Cook County Clerk's Office

This instrument was prepared by:

Eliza X. Wang  
The Meridian Law, APLC  
675 N 1st St., Ste. 765  
San Jose, CA 95112

Send subsequent tax bills to:

Frederico Buchholz Maciel  
and Yanfang Yu  
4133 Cortona Court  
San Jose, CA 95135

Recorder-mail recorded document to:

Frederico Buchholz Maciel  
and Yanfang Yu  
4133 Cortona Court  
San Jose, CA 95135

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## EXHIBIT A

### LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 20-22-212-048-0000

FOR TAX MAP ID(S): 20-22-212-048-0000

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LOT 1 AND 2 IN BLOCK 5 IN LORING AND GIBB'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: 6 | 11 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

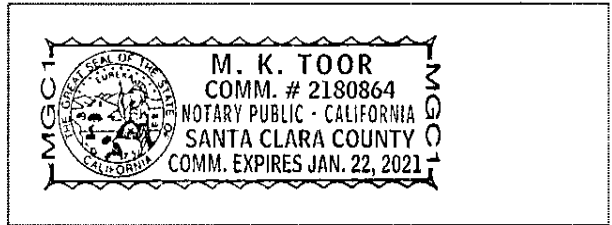
Subscribed and sworn to before me, Name of Notary Public:  
FREDERICO BUCHHOLZ MACIEL AND YANFANG YU, AS TRUSTEES OF THE  
By the said (Name of Grantor): MACIEL-YU FAMILY LIVING TRUST

M.K. Toor (Notary Public)

AFFIX NOTARY STAMP BELOW

On this date of: 11 | June | 2019

NOTARY SIGNATURE: M.K. Toor



### 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: 6 | 11 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

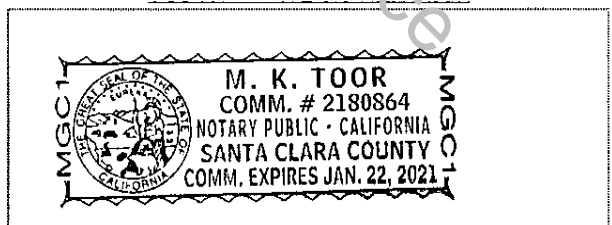
Subscribed and sworn to before me, Name of Notary Public:  
FREDERICO BUCHHOLZ MACIEL,  
By the said (Name of Grantee): YANFANG YU

M.K. Toor (Notary Public)

AFFIX NOTARY STAMP BELOW

On this date of: 11 | June | 2019

NOTARY SIGNATURE: M.K. Toor



### 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)**