

# UNOFFICIAL COPY

This document prepared by:  
Michael G. Milliman, Esq.  
DeLoof, Dever, Wright &  
Milliman, PLLC  
233 S. Wacker Dr., 84th Floor  
Chicago, IL 60606  
**NO TITLE OPINION  
RENDERED.**

Mail Tax Statements and  
After Recording Return to:  
FRANK LI-WEI YUAN and  
DONNA EILEEN LEUNG  
YUAN, Trustees  
1315 S. Plymouth Ct. Unit E  
Chicago, IL 60605



Doc# 1929734073 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2019 11:11 AM PG: 1 OF 4

Space for Recorder's Use Only

## WARRANTY DEED IN TRUST

THE GRANTORS, FRANK LI-WEI YUAN, a/k/a FRANK YUAN, and DONNA EILEEN LEUNG YUAN, a/k/a DONNA LEUNG YUAN, as joint tenants, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, convey and warrant to FRANK LI-WEI YUAN, as Trustee of the FRANK LI-WEI YUAN TRUST, dated June 14, 2019, and all and every Successor Trustee or Trustees, an undivided one-half interest; and DONNA EILEEN LEUNG YUAN, as Trustee of the DONNA EILEEN LEUNG YUAN TRUST, dated June 14, 2019, and all and every Successor Trustee or Trustees, an undivided one-half interest, as Tenants by the Entirety, in the following described Real Estate, to-wit:

LOT 8 IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT IN BLOCK 47 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 17-17-326-017-0000

Property Address: 1319 West Taylor Street, Chicago, IL 60607

to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

Full power and authority is hereby granted to the Trustee to make deeds; leases; mineral leases; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless a grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with the Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said trusts; and every deed, mortgage, lease, or other instrument executed by the Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or

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claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trusts were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in the trusts or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the Trustees were 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.



And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Date: June 14, 2019

  
FRANK LI-WEI YUAN

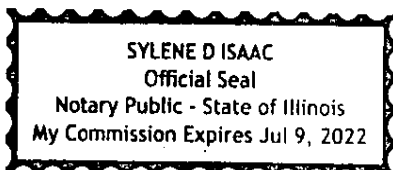
  
DONNA EILEEN LEUNG YUAN, f/k/a  
DONNA EILEEN LEUNG

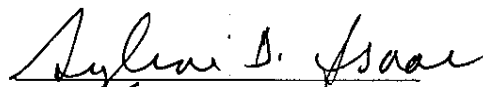
STATE OF ILLINOIS            )  
  )    SS.  
COUNTY OF COOK            )


REAL ESTATE TRANSFER TAX		24-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-326-017-0000   20191001615825   1-274-527-326		

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that FRANK LI-WEI YUAN and DONNA EILEEN LEUNG YUAN, f/k/a DONNA EILEEN LEUNG, each in his and her own right and as Tenants by the Entirety, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 14<sup>th</sup> day of June, 2019.



  
SYLENE D. ISAAC  
Notary Public

REAL ESTATE TRANSFER TAX		24-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-17-326-017-0000   20191001615825   2-026-765-920		

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

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

Pursuant to 760 ILCS 5/6:5, the undersigned Trustees of the FRANK LI-WEI YUAN TRUST, dated June 14, 2019, and the DONNA EILEEN LEUNG YUAN TRUST, dated June 14, 2019, hereby acknowledge and accept this conveyance of real property into said Trusts.

  
FRANK LI-WEI YUAN

  
DONNA EILEEN LEUNG YUAN

  
FRANK LI-WEI YUAN, Trustee

  
DONNA EILEEN LEUNG YUAN, Trustee

Property of Cook County Clerk's Office

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## 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: 6 | 14 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

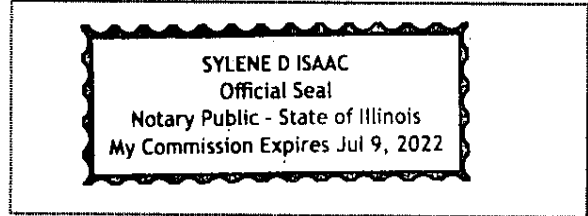
Subscribed and sworn to before me, Name of Notary Public:

[Signature]  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantor): Donna Eileen Leung Yuan

On this date of: 06 | 14 | 2019

NOTARY SIGNATURE: [Signature]



### 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: 6 | 14 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

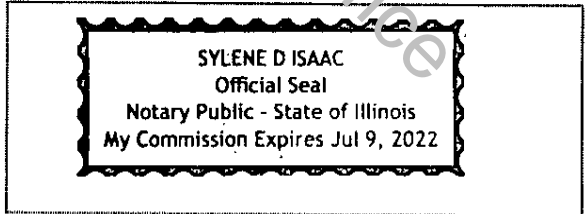
Subscribed and sworn to before me, Name of Notary Public:

[Signature]  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantee): Donna Eileen Leung Yuan

On this date of: 06 | 14 | 2019

NOTARY SIGNATURE: [Signature]



### 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)**)