

UNOFFICIAL COPY

QUIT CLAIM DEED

(Deed in Trust)



Doc# 2024106100 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 02:17 PM PG: 1 OF 5

THE GRANTOR: FEIDA REALTY, LLC., a Colorado Limited Liability Company, pursuant to authority given by the Resolution of the Members of said Limited Liability Company, of Wilmette, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to THE GRANTEES, KAN CHIU and FEI DONG as Co-Trustees of THE CHIU-DONG FAMILY LIVING TRUST dated March 30, 2015, being husband & wife and as Tenants by the Entirety, their entire interest in the following described real estate to wit:

=FOR RECORDER'S OFFICE=

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 05-32-314-007-0000

Property Address: 226 SUNSET DRIVE, WILMETTE, ILLINOIS 60091

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple absolute forever.

DATED this 26 day of June, 2020.

STATE OF ILLINOIS)
COUNTY OF COOK)

FEIDA REALTY, LLC., a Colorado Limited Liability Company

[Signature of Kan Chiu]

KAN CHIU - Member / Manager

(SEAL)

[Signature of Fei Dong]

FEI DONG - Member / Manager

(SEAL)

The undersigned Notary Public, in Cook County and State of Illinois, DO HEREBY CERTIFY that KAN CHIU & FEI DONG, personally known to me to be the sole Members of said Limited Liability Company, and 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 as such sole Members, they signed and delivered the said instrument and caused the Seal of said Company to be affixed thereto, pursuant to the authority given by Resolution of said Company as their and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth. Given under my hand and official seal, this 26 day of JUNE, 2020.

[Signature of Notary Public]

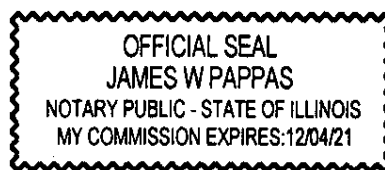
Notary Public

(SEAL)

Exempt under paragraph e section 4 of the real estate transfer tax act KC FD 6/26 /2020

Mail to:

James W. Pappas
Attorney at Law
800 Waukegan Rd., Ste. #205
Glenview, IL. 60025



Send subsequent tax bills to:

Kan Chiu & Fei Dong
226 Sunset Drive
Wilmette, IL. 60091

Prepared by James W. Pappas, Attorney at Law, 800 Waukegan Rd., STE. #205 Glenview, IL. 60025

Vertical stamp with letters S, P, S, M, SC, E and handwritten marks.

INT

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LEGAL DESCRIPTION

LOT 39 IN HOLLYWOOD IN WILMETTE RESUBDIVISION OF PART OF THE WEST ½ OF LOT 29 IN COUNTY CLERKS'S DIVISION IN SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PARTS OF LOTS 1, 2, 3, AND 4 IN ROEMER'S SUBDIVISION OF LOT 30 IN COUNTY CLERK'S DIVISION IN SECTION 32, AFORESAID IN COOK COUNTY, ILLINOIS

Permanent Index number: 05-32-314-007

Commonly Known As: 226 Sunset Drive, Wilmette, IL. 60091

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		30-Jul-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
05-32-314-007-0000		20200601614172 2-005-622-496

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Real Estate Transfer Tax
EXEMPT

Issue Date 7/15/2020

Revenue Stamps:

		Qty		
Village of Wilmette	EXEMPT	1	=	EXEMPT
Real Estate Transfer Tax				
Stamp #:	J1	2020-07-15	226 Sunset Dr	

Name of Buyer:

Ken Chiu & Fei Dong as CO-Trustees of the Chiu-Dong Trust

Property Address:

226 Sunset Dr
Wilmette, IL 60091

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 | 26 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

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

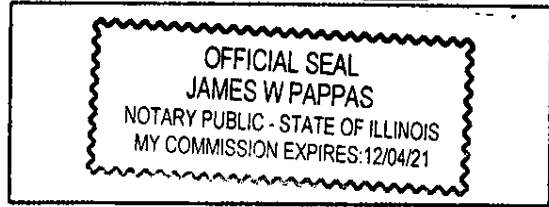
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Kan Chiu

On this date of: 6 | 26 | 2020

NOTARY SIGNATURE: [Signature]

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

DATED: 6 | 26 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

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

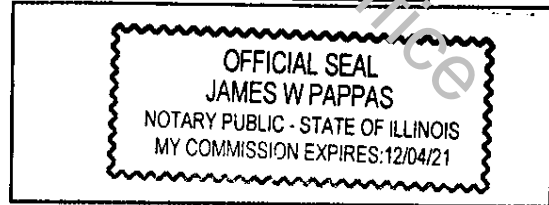
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Fei Dong

On this date of: 6 | 26 | 2020

NOTARY SIGNATURE: [Signature]

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