

UNOFFICIAL COPY

TRUSTEE'S DEED

910007 1 of 2 KJM

THIS AGREEMENT, made as of the 30th day of December, 2020, between KENNETH A. WELT AS LIQUIDATING TRUSTEE OF THE 1814 N. CLEVELAND AVENUE LIQUIDATING TRUST u/a/d MAY 20, 2020, Grantor, and JIANGLEI YU AND YUN TIAN, husband and wife as Tenants by the Entireties "Grantees").



2100522031D

Doc# 2100522031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2021 03:10 PM PG: 1 OF 2

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Liquidating Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantees, in fee simple, the real estate, situated in the City of Chicago, the County of Cook, State of Illinois, legally described as follows:

Lot 82 in James W. Rees's Subdivision of Block 42 of Canal Trustee's Subdivision of the North 1/2 of the West 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN No. 14-33-309-036-0000

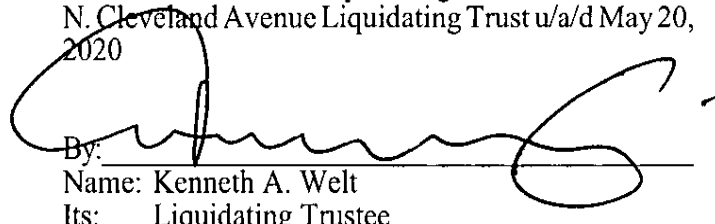
Common Address: 1814 N. Cleveland Avenue, Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD the said premises as above described, unto the Grantees, their successors and assigns forever, subject to general real estate taxes not yet 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.

This deed is executed by Kenneth A. Welt as Liquidating Trustee of the 1814 N. Cleveland Avenue Liquidating Trust u/a/d May 20, 2020, in the exercise of the power and authority granted to and vested in him by the terms of the provisions of said Trust above mentioned, including the authority to convey directly to the Grantees named herein, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, the Grantor, as Liquidating Trustee as aforesaid, has hereunto set his hand this 30th day of December, 2020.

Kenneth A. Welt as Liquidating Trustee of the 1814 N. Cleveland Avenue Liquidating Trust u/a/d May 20, 2020

By: 

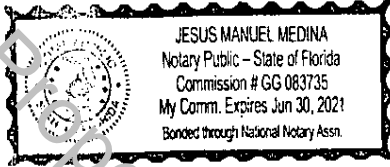
Name: Kenneth A. Welt
Its: Liquidating Trustee

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STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

I, Jesus M. Medina, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kenneth A. Welt as Liquidating Trustee of the 1814 N. Cleveland Avenue Liquidating Trust u/a/d May 20, 2020, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Liquidating Trustee, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said 1814 N. Cleveland Avenue Liquidating Trust dated May 20, 2020, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this ^{24th} 30th day of December, 2020.



SM

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Scott H. Kenig, Esq.
Randall & Kenig LLP
455 North Cityfront Plaza Drive
NBC Tower
Suite 2510
Chicago, Illinois 60611


AFTER RECORDING RETURN TO:

Joseph S. Agnello, Esq.
Agnello Law Offices, Ltd.
200 West Higgins Road
~~Suite 225~~
~~Schuamburg, Illinois 60195~~

SEND SUBSEQUENT TAX BILLS TO:



Jianglei Yu and Yun Tian
1814 N. Cleveland Avenue
Chicago, Illinois 60614

Same
↙

REAL ESTATE TRANSFER TAX		04-Jan-2021
	CHICAGO:	11,400.00
	CTA:	4,560.00
	TOTAL:	15,960.00 *

14-33-309-036-0000 | 20201201600206 | 0-175-898-392

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

REAL ESTATE TRANSFER TAX		04-Jan-2021
	COUNTY:	760.00
	ILLINOIS:	1,520.00
	TOTAL:	2,280.00

14-33-309-036-0000 | 20201201600206 | 0-148-996-064