

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED
PURSUANT TO §755 ILCS 5/9

Doc#: 2102104476 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 04:44 PM Pg: 1 of 3

MAIL FUTURE TAX BILLS TO:

2127 FAIRFIELD LLC

3808 W. DICKENS AVE, #3E
CHICAGO, ILLINOIS 60647

Dec ID 20200801657393
ST/CO Stamp 1-218-522-592 ST Tax \$295.00 CO Tax \$147.50
City Stamp 0-937-696-736 City Tax: \$3,097.50

PERMANENT INDEX NUMBER

16-24-422-011-0000

FIDELITY NATIONAL TITLE
OC20019611

NOW COMES THE BELOW-LISTED GRANTOR:

MR. TIM LUK (A SINGLE MAN & OWNER OF RECORD)

OF 2127 SOUTH FAIRFIELD AVENUE, IN CHICAGO, ILLINOIS 60608

DOES NOW STATE THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS and 00/100 CENTS (\$10.00) and OTHER GOOD VALUABLE CONSIDERATION IN HAND PAID, DOES NOW REMISE, CONVEY & WARRANT HIS 100% FEE SIMPLE INTEREST on this FOURTEENTH DAY OF AUGUST IN THE YEAR 2020 (8.14.2020), the below-described REAL PROPERTY SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS to the following below-listed party:

NOW COMES THE BELOW-LISTED GRANTEE:

CHICAGO TITLE LAND TRUST COMPANY

AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 8002383823, OF:

THE COMMONLY REFERRED TO PROPERTY ADDRESS:

2127 SOUTH FAIRFIELD AVENUE, IN CHICAGO, ILLINOIS 60608

LEGAL DESCRIPTION: SEE ATTACHED ON PAGE THREE OF THIS DEED

MAIL DEED ONCE RECORDED TO:

NORTHSTONE LAW LLC, ATTN: ANIMESH RAVANI, 1016 W. JACKSON BLVD, SUITE 509, CHI, IL 60607

THIS DEED WAS PREPARED BY THE FOLLOWING:

THE LOOMARTEE LAW GROUP, 625 E. 170TH STREET, SUITE 2E, SOUTH HOLLAND, ILLINOIS 60473

PAGE ONE OF THREE

1/5 OC20019611

UNOFFICIAL COPY

PAGE TWO OF THREE

FINALLY, THE GRANTOR, MR. TIM LUK, OF 2127 SOUTH FAIRFIELD AVENUE, IN CHICAGO, ILLINOIS 60608, DOES NOW HEREBY WAIVE AND RELEASE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF ILLINOIS, TO THE ABOVE-REFERENCED GRANTEE, CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER: 8002383823, DATED JULY 27, 2020, IN FEE SIMPLE.

ALSO, THIS WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/9 AND IS SUBJECT TO ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31 AND THE CORRESPONDING COOK COUNTY TRANSFER TAX PROVISION, AS WELL AS ANY RESPECTIVE ORDINANCE REQUIRED BY THE CITY OF HARVEY, AND FOR THE GRANTEE TO HAVE AND HOLD SAID PREMISES FOREVER.

Handwritten signature of Tim Luk

MR. TIM LUK - OWNER OF RECORD

Handwritten date: Aug 11th, 2020

DATED: TUESDAY, AUGUST 11TH, 2020

NOTARY SECTION BELOW:

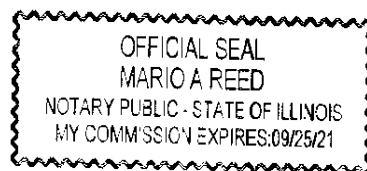
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ATTORNEY MARIO A. REED, a NOTARY PUBLIC, FOR THE STATE OF ILLINOIS, while in the COUNTY OF COOK, do hereby SWEAR AND AFFIRM that MR. TIM LUK, personally known to me to be the same person whose name is affixed to the foregoing WARRANTY DEED, did appear before me on this ELEVENTH DAY OF AUGUST IN THE YEAR 2020, and acknowledged that HE SIGNED, SEALED & DELIVERED this WARRANTY DEED as his FREE AND VOLUNTARY ACT as SUCH GRANTOR for the USE AND PURPOSE THEREIN SET FORTH.

AFFIX NOTARY STAMP BELOW:

Handwritten signature of Mario A. Reed


MARIO A. REED, ESQ. - NOTARY PUBLIC





UNOFFICIAL COPY**PAGE THREE OF THREE****ATTACHED LEGAL DESCRIPTION:**

LOT ELEVEN (11) IN BLOCK SEVEN (7) IN
 MCMAHON'S SUBDIVISION OF THE WEST HALF
 (1/2) OF THE WEST HALF (1/2) OF THE SOUTH EAST
 QUARTER (1/4) OF SECTION TWENTY-FOUR (24),
 TOWNSHIP THIRTY-NINE (39) NORTH, RANGE
 THIRTEEN (13) EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CITY OF CHICAGO TRANSFER TAX STAMPS BELOW

REAL ESTATE TRANSFER TAX		12-Oct-2020
	CHICAGO:	2,212.50
	CTA:	885.00
	TOTAL:	3,097.50 *
16-24-422-011-0000 20200801657393 0-937-696-736		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Oct-2020
 	COUNTY:	147.50
	ILLINOIS:	295.00
	TOTAL:	442.50
16-24-422-011-0000 20200801657393 1-218-522-592		