

UNOFFICIAL COPY

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607



2113728185D

Doc# 2113728185 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 03:14 PM PG: 1 OF 5

1 of all
755631
TRUSTEE'S DEED
(ILLINOIS)

Property of Cook County Clerk's Office

THIS INDENTURE, made this 11th day of April, 2021 between Grantor(s), Ke Chih Liu, as trustee of the Ke Chih Liu Declaration of Trust dated October 16, 2018, of the City of Bloomingdale, County of DuPage and State of Illinois, and Grantee(s), Kin Kwong Siu, a married man, Kin Sang Siu, a married man and Jenny Mei, a married woman, of the City of Chicago, County of Cook, State of Illinois.

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and Quit Claim unto the Grantee(s), as joint tenants, not tenants in common, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 2126 S China Pl Chicago, IL 60616

Permanent tax number: 17-21-432-067-0000

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This deed is executed by the part of the Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the general taxes for the YEAR 2020 and thereafter, and all instruments, covenants, restrictions, easement, public and utility easement, conditions, party wall rights and agreements, if any, applicable zoning laws, ordinances, and regulations of record, and

This is not a homestead property.

S Y
P 0
S Y-1
M _____
SC _____
E _____
INT R

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

Ke Chih Liu

Ke Chih Liu, as trustee of the Ke Chih Liu Declaration of Trust dated October 16, 2018

State of Illinois, County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ke Chih Liu, as trustee of the Ke Chih Liu Declaration of Trust dated October 16, 2018, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee for Anjali Mohanty Trust for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of April, 2021

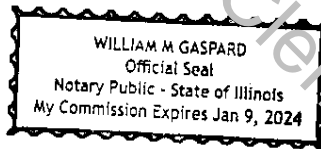
Commission expires APRIL 11, 2021.

[Handwritten Signature]

NOTARY PUBLIC

This Instrument was prepared by:

Saichang Xu
2811 S Archer Ave.
Unit 1
Chicago, IL 60608



SEND SUBSEQUENT TAX BILLS TO:

Kim Sang Siu
2126 China Place
Chicago IL 60616

MAIL TO:

A.T. Alexandrina Lee #44@law
2252 S. Canal #229
Chicago IL 60616

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File No: 755631

EXHIBIT "A"

PARCEL 1:

LOT 65 IN SANTE FE GARDEN UNIT 2, BEING A RESUBDIVISION OF PART OF BLOCKS 25, 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOGETHER WITH THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98669012, AS AMENDED.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 2106-2128 SOUTH CHINA PLACE HOMEOWNERS RECORDED AS DOCUMENT NUMBER 09116856.

17-21-432-067-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

20-Apr-2021



CHICAGO:

3,750.00

CTA:

1,500.00

TOTAL:

5,250.00

17-21-432-067-0000 | 20210401603780 | 1-786-662-416

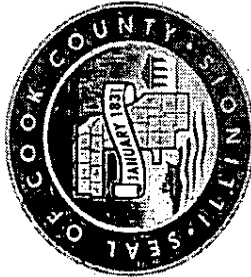
* Total does not include any applicable penalty or interest due

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

20-Apr-2021



COUNTY:
ILLINOIS:
TOTAL:

250.00
500.00
750.00

17-21-432-067-0000

20210401603780

1-103-318-5444

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