

# UNOFFICIAL COPY

Doc#: 2125706381 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2021 01:54 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
LIVING TRUST

Dec ID 20210801633683  
ST/CO Stamp 0-062-856-976 ST Tax \$375.00 CO Tax \$187.50

**FIRST AMERICAN TITLE**  
**FILE #** AF1013503

1 of 2

Preparer File: AF1013503  
FATIC No.: AF1013503

THE GRANTOR(S), ANTONINA R. MORZY, as Trustee of GIUSEPPE FERMO LIVING TRUST dated 03/07/2002, of the Village of Niles, County of Cook, State of IL and JOHN A. MORZY, as Trustee of MARIA FERMO LIVING TRUST dated 03/07/2002 of the Village of Niles, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JIANFENG MEI and JIN YIN WU, husband and wife, as tenants by the entirety, of 2944 S. CANAL CHICAGO, IL 60616 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: JIN YIN JY W

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

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):

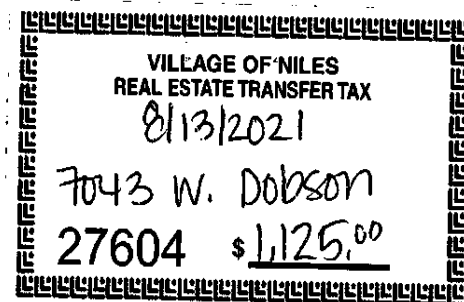
10-30-113-046-000

Address(es) of Real Estate: 7043 Dobson Street  
Niles, Illinois 60714

Dated this 16<sup>th</sup> AM day of August, 20 2021

By: Antonina R. Morzy  
ANTONINA R. MORZY,  
As the trustee of the GIUSEPPE FERMO LIVING TRUST

By: John A. Morzy  
JOHN A. MORZY,  
As the trustee of the MARIA FERMO LIVING TRUST



First American  
Title Insurance Company

Warranty Deed – Living Trust

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANTONINA R. MORZY, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 10 day of August, 20 21.

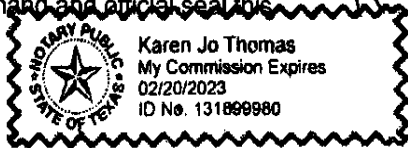


JAL RECHT  
Notary Public

STATE OF TEXAS, COUNTY OF Harris SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN A. MORZY, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this \_\_\_\_\_ day of August, 20 21.



Karen Jo Thomas  
Notary Public

Prepared by:  
Bonnie Bona  
33 W. Monroe St. Suite 1510  
Chicago, IL 60603

Mail to:  
JIANFENG MEI and JINYIN WU Wallace K Moy  
7043 Dobson Street 53 W Jackson Blvd  
Niles, IL 60714 Suite 1504  
Chicago IL 60604

Name and Address of Taxpayer:  
JIANFENG MEI and JINYIN WU  
7043 Dobson Street  
Niles, IL 60714



# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

LOT 9 IN HENRY'S RESUBDIVISION OF LOTS 23 TO 27, BOTH INCLUSIVE LOTS 47 TO 56 AND LOTS 74, 75, 76 ALL IN TALMAN AND THIELE'S HOWARD AVENUE AND NILES FIRST ADDITION, BEING A SUBDIVISION OF LOT 4 IN COUNTY CLERK'S DIVISION OF THAT PART LYING EAST CHICAGO WAUKEGAN ROAD OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

