

1 of 2

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PT 21-76605

TRUSTEE'S DEED ILLINOIS STATUTORY

Doc# 2134842092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2021 11:23 AM Pg: 1 of 4

Dec ID 20211201660022
ST/CO Stamp 0-881-259-152 ST Tax \$490.00 CO Tax \$245.00
City Stamp 0-313-979-536 City Tax: \$5,145.00

Property of Cook County Clerk's Office

THE GRANTOR, Sanjay K. Mehta, as Trustee of the Sanjay K. Mehta Trust Agreement dated September 7, 2005, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, conveys and warrants to GRANTEE *ARTURO M. CHAN YU, unmarried.* of 3946 N Lowell Ave. #208, Chicago, Illinois, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 36 IN BLOCK 1 IN STOREY ALLEN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 16 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-25-122-013-0000

Property Address: 2941 N. Whipple Street, Chicago, IL 60618

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; ~~homeowners or condominium association declarations and by-laws, if any;~~ and general real estate taxes not yet due and payable at the time of Closing.

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

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Dated this 30th day of November, 2021.

Sanjay K. Mehta - Trustee
Sanjay K. Mehta, as Trustee

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sanjay K. Mehta, 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 signed, sealed and delivered this instrument as a 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 notarial seal, this _____ day of _____, 2021.

See Attached
California Notary Acknowledgment or Jurat

Notary Public

MAIL RECORDED DEED TO:
ARTURO M. CHAN YU
2941 N. WHIPPLE ST. #2
CHICAGO, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Arturo M. CHAN YU
2941 N. Whipple Street #2
Chicago, IL 60618

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle Street #2100, Chicago, IL 60601

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 11-30-21

Date

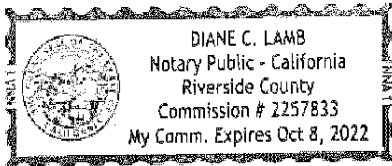
before me

DIANE C. LAMB, Notary Public
Here Insert Name and Title of the Officer

personally appeared Sanjay K Mehta

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diane C. Lamb
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: TRUSTEE DEED, ILLINOIS STATUTORY

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual

Attorney in Fact

Individual

Attorney in Fact

Trustee

Guardian or Conservator

Trustee

Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

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Exhibit A

Lot 36 in Block 1 in Storey Allen's Addition to Chicago, being a subdivision of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office