

UNOFFICIAL COPY

WARRANTY DEED

Doc#. 2203221044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 01:41 PM Pg: 1 of 4

MAIL TO:

Linn Min & Yi Tsai
2035 Avalon Court, Unit K
Northbrook, IL 60062

Dec ID 20220101610756

NAME & ADDRESS OF TAXPAYER:

Linn Min & Yi Tsai
2035 Avalon Court, Unit K
Northbrook, IL 60062

THE GRANTOR(S), Linn Min and Yi Tsai, husband and wife, of Northbrook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Linn Min and Yi Tsai, as trustees of the LINN MIN AND YI TSAI TRUST, dated July 14, 2021, as tenants by the entirety, Grantees' Address: 2035 Avalon Court, Unit K, Northbrook, Illinois 60062, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever as tenants by the entirety.

SUBJECT TO: General Real Estate Taxes not yet due and payable as of date hereof; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Number(s): 04-30-211-029-1084

Address of Real Estate: 2035 Avalon Court, Unit K, Northbrook, Illinois 60062

*** THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST ***

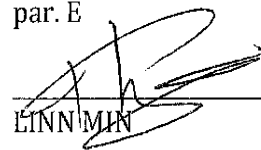
Dated this 14 day of July, 2021.

Exempt under Real
Estate Transfer Tax Law
35 ILCS 2000/31-45 sub
par. E



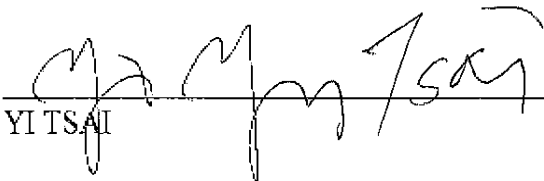
LINN MIN

(Seal)



LINN MIN

Dated: 7/14/21



YI TSAI

(Seal)

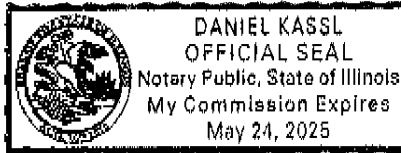
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said State, DO HEREBY CERTIFY that Linn Min and Yi Tsai is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as free and voluntary act(s), 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 12 day of July, 2021.

Daniel Kassel
Notary Public



[NOTARIAL SEAL]

ACCEPTANCE BY TRUSTEE(S):

The undersigned trustee(s) hereby accept(s) the conveyance of the real property herein as an asset of the LINN MIN AND YI TSAI TRUST, dated July 14, 2021.

[Signature]
LINN MIN, trustee

[Signature]
YI TSAI, trustee

NAME & ADDRESS OF PREPARER:

Robert Lin
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NUMBER 19-3-K-2035 IN THE GLENVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1997, AS DOCUMENT 97845875 IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98251385 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number(s): 04-30-211-029-1084

Address of Real Estate: 2035 Avalon Court, Unit K, Northbrook, Illinois 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

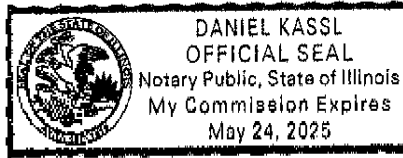
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognize as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 14, 2021

Signature: [Handwritten Signature]
Grantor: Linn Min

Subscribed and sworn to before me by the said Linn Min this 14 day of July, 2021

[Handwritten Signature]
Notary Public



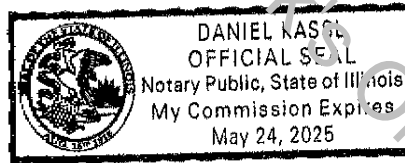
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 14, 2021

Signature: [Handwritten Signature]
Grantee: Yi Tsai

Subscribed and sworn to before me by the said Yi Tsai this 14 day of July, 2021

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)