

UNOFFICIAL COPY

Doc#: 2205606184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2022 10:10 AM Pg: 1 of 5

Dec ID 20220201616272

TRUSTEE'S DEED (ILLINOIS)

THIS INDENTURE, made this 11 day of February, 2022 between the Grantor Julian Cheng as Trustee under the provisions of the Cheng 2007 Family Trust dated June 27, 2007, and Grantee:

ACTS 2 PROPERTIES LLC LAUREL SERIES, an Illinois limited liability company, duly authorized to transact business in the 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 grant, sell, and convey unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 19 IN BLOCK 3 IN UNIT NO.2 HANOVER GARDENS FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1820 Laurel Ave, Hanover Park, 60133.

PIN No. 06-25-418-019-0000

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


To have and to hold, the same unto the grantee(s), and to the proper use, benefit and behoove, forever, of said grantee(s).

This deed is executed by the grantor, as Trustee(s), 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(s) above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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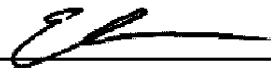
Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not individually, but as trustee aforesaid, has hereunto set his hands and seal the day and year first above written.


Julian Cheng as Trustee under the provisions of the Cheng 2007 Family Trust dated June 27, 2007

STATE OF ILLINOIS
COUNTY OF COOK

I, undersigned, a Notary Public in and for said County, in the State aforesaid, Julian Cheng, 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 his free and voluntary act, for the uses and purposes therein set forth, including the release of homestead rights. Given under my hand and official seal, this 11 day of February, 2022.


Notary Public.



This Instrument was prepared by:
Vladimir A Uman
3948 W 26th St, Suite 113
Chicago IL 60623


SEND SUBSEQUENT TAX BILLS TO:
ACTS 2 PROPERTIES LLC LAUREL SERIES
1961 Heather LN.
Northbrook, IL 60062

MAIL RECORDED DEED TO:
ACTS 2 PROPERTIES LLC LAUREL SERIES
1961 Heather LN.
Northbrook, IL 60062

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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 2/17/22



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

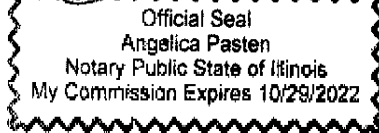
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 11, 2022

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Vladimir Uman
this 11 day of February, 2022
Notary Public Angelica Pasten



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 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 February 11, 2022

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Vladimir Uman
This 11 day of February, 2022
Notary Public Angelica Pasten



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.)