

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, JOSEPH ALBERT BRCAK AND CYNTHIA LEUNG, a married couple, of Chicago, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant to THE GRANTEES, JOSEPH A. BRCAK AND CYNTHIA R. LEUNG, as Trustees of the BRCAK LEUNG LIVING TRUST, Dated January 31, 2022, whose principal address is 3128 S. Union Ave., Chicago IL 60616 of the following described real estate, to wit:

LOT 43 IN BISSEL'S SUBDIVISION OF THE EAST ½ OF THE NORTH ½ OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to covenants, easements and restrictions of record, party wall and building line.
Subject to general real estate taxes for 2021 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER: 17-33-101-028-0000

THE PROPERTY ADDRESS IS: 3128 S. Union Ave., Chicago IL 60616

Situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this February 21, 2022



JOSEPH ALBERT BRCAK



CYNTHIA LEUNG

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) SECTION 4, REAL ESTATE TRANSFER ACT

02-21-2022 
Date Buyer, Seller or Representative

THIS DOCUMENT WAS PREPARED BY: Maritess T. Bott, 3701 Algonquin Road,
Suite 712, Rolling Meadows, Illinois 60008, (847) 818-9084



2211515023D

Doc# 2211515023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK


DATE: 04/25/2022 01:04 PM PG: 1 OF 3

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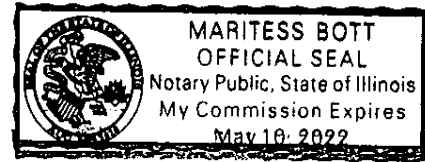
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JOSEPH ALBERT BRCAK AND CYNTHIA LEUNG, personally known to me to be the same persons whose names 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.


Given under my hand and official seal this February 21, 2022.


NOTARY PUBLIC



Mail Deed to: Maritess T. Bott
Bott & Associates, Ltd.
3701 Algonquin Road, Suite 712
Rolling Meadows, IL 60008



Mail Tax Bill to: Brack Leung Living Trust
3128 S. Union Ave.
Chicago IL 60616

REAL ESTATE TRANSFER TAX		25-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-33-101-028-0000 | 20220401693161 | 1-429-489-55
* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		25-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-33-101-028-0000 | 20220401693161 | 1-273-268-112

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 21 | 2022

SIGNATURE: *Maritess Bott*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

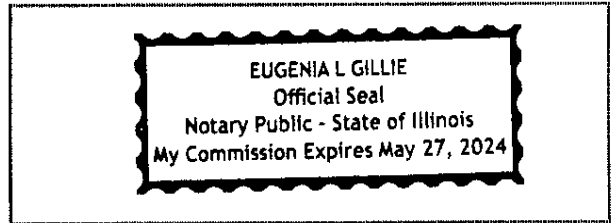
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Maritess Bott

On this date of: 2 | 21 | 2022

NOTARY SIGNATURE: *Eugenia L. Gillie*

Eugenia L. Gillie
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 21 | 2022

SIGNATURE: *Maritess Bott*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

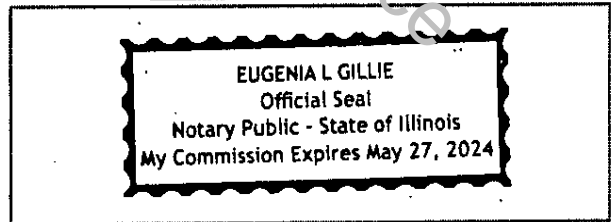
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Maritess Bott

On this date of: 2 | 21 | 2022

NOTARY SIGNATURE: *Eugenia L. Gillie*

Eugenia L. Gillie
AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)