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Prepared By:

Leila H. Hale, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624
Phone: 702-736-6400

After Recording Mail To:

uDeed, LLC - 97262B
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Mail Tax Statement To:

Rosemarie Cheung, Trustee
740 Promontory Point Lane, Unit 3401
Foster City, CA 94404



2212619009

Doc# 2212619009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/06/2022 10:14 AM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

TITLE OF DOCUMENT

THE GRANTOR(S), **ROSEMARIE CHEUNG**, not personally, but as Surviving Trustee(s) acting under the Trust dated the 27th day of July, 1989, and known as the CHEUNG LIVING TRUST (the "Trust"), for GOOD AND VALUABLE CONSIDERATION, in hand paid, CONVEY(S) and QUITCLAIM(S) to **ROSEMARIE CHEUNG, Trustee of the CHEUNG BYPASS TRUST (dated July 27, 1989 as to an undivided 43.962% interest and ROSEMARIE CHEUNG, Trustee of the CHIUIC Illinois QTIP TRUST dated July 27, 1989 as to an undivided 56.038% interest**, whose address is 740 Promontory Point Lane, Unit 3401, Foster City, California 94404, all interest in the following described real estate situated in the County of **Cook**, State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: **13-01-302-001-0000 and 13-01-302-002-0000**

Prior Recorded Doc. Ref.: **Affidavit of Surviving Trustee**, to be recorded concurrently herewith; AND **Special Warranty Deed**: Recorded: **September 10, 2008**; Doc. No. **0825426121**

THIS DEED is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee(s) in and by the terms of the deed(s) conveying the above-described real estate to the Trustee(s) and by the provisions of said trust and in pursuance of every other power and authority thereunto enabling.

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When the context requires, singular nouns and pronouns, include the plural.

Dated this 29th day of November 2021.

CHEUNG LIVING TRUST

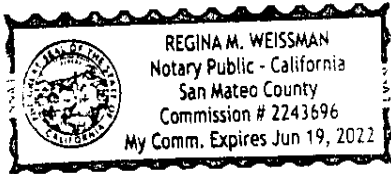
Rosemarie Cheung
Rosemarie Cheung,
as Surviving Trustee aforesaid

STATE OF California
COUNTY OF San Mateo ss

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that **Rosemarie Cheung, Surviving Trustee**, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, as Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, as such Trustee(s), for the uses and purposes therein set forth.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 29th day of November, A.D., 2021.



Regina M. Weissman
NOTARY PUBLIC

Regina M. Weissman
PRINTED NAME OF NOTARY
My Commission Expires: 6/19/22

AFFIX TRANSFER TAX STAMP	
OR	
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. <u>e</u> and Cook County Ord. 93-0-27 par. 4.	
<u>11/29/21</u>	<u>Rosemarie Cheung</u>
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		06-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		06-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-01-302-002-0000 | 20220401699014 | 2-082-191-248

13-01-302-002-0000 | 20220401699014 | 1-623-357-328

* Total does not include any applicable penalty or interest due.

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EXHIBIT "A" LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN COOK COUNTY, ILLINOIS IS PART OF THE TRUST ESTATE:

PARCEL 1: THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF PETERSON AVENUE, WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE EAST ALONG THE SOUTH LINE OF PETERSON AVENUE, A DISTANCE OF 125.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF PETERSON AVENUE TO A POINT EQUI-DISTANT FROM THE POINT, WHERE THE SAID LINE COMMENCES ON PETERSON AVENUE AND FROM A POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE, A DISTANCE OF 125.00 FEET, SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTH LINE OF PETERSON AVENUE AND THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE FROM SAID EQUI-DISTANT POINT TO SAID POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE, A DISTANCE OF 125.00 FEET SOUTHEASTERLY FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING; (EXCEPT FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PART THEREOF CONVEYED TO THE CITY OF CHICAGO BY DEED DATED DECEMBER 14, 1935 AND RECORDED APRIL 28, 1936 AS DOCUMENT 11800374), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 45 (EXCEPT THAT PART OF SAID LOT LYING BETWEEN THE NORTHEASTERLY LINE OF LINCOLN AVENUE AND A LINE 17.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE) IN KRENN AND DATO'S POLO GROUNDS ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL OF THOSE VALIDLY EXISTING RESTRICTIONS, EXCEPTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD, IF ANY, INCLUDING THOSE FROM THAT CERTAIN STATUTORY WARRANTY DEED RECORDED OCTOBER 10, 2008 AS INSTRUMENT NO. 0825426121.

3055-59 W. Peterson

Chicago IL

60659

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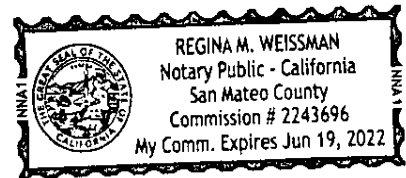
STATEMENT BY GRANTOR AND GRANTEE

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 11/29, 2021. Signature: Rosemarie Cheung
Rosemarie Cheung, Surviving Trustee

Subscribed and sworn to before me
by the said, Rosemarie Cheung, Surviving Trustee, of the CHEUNG LIVING TRUST dated July 27,
1989,
this 29th day of November, 2021.

Notary Public: Regina M. Weissman

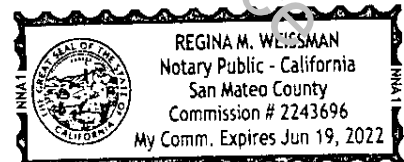


The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11/29, 2021. Signature: Rosemarie Cheung
ROSEMARIE CHEUNG, Trustee

Subscribed and sworn to before me
by the said, ROSEMARIE CHEUNG, as Trustee of the CHEUNG BYPASS TRUST dated July 27, 1989,
this 29th day of November, 2021.

Notary Public: Regina M. Weissman



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.)