



Doc# 2215125001 Fee \$93.00

RECORDING REQUESTED BY

Bauer & Shekerlian Law, APC
13681 Newport Ave., Suite 8700
Tustin, CA 92780

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 09:45 AM PG: 1 OF 5

WHEN RECORDED MAIL TO, AND

MAIL TAX STATEMENTS TO:

Matthias Lu & Kathleen Cinzu Lu, Trustees
4004 Calle Sonora Oeste, #3E
Laguna Woods, CA 92637

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declare(s): Documentary Transfer Tax is \$0.00

PIN: 05-31-313-039-0000

TRUST TRANSFER DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MATTHIAS LU, hereby remises, releases, and conveys to MATTHIAS LU & KATHLEEN CINZU LU, TRUSTEES OF THE LU FAMILY TRUST, UDT DATED SEPTEMBER 1, 2021, all of the rights, title, and interest in the real property described in Exhibit A (attached hereto and hereby incorporated herein by reference) located at 740 Laramie Ave. in the City of Glenview, Township of New Trier, State of Illinois.

Subject to all exceptions, covenants, conditions, restrictions, liens, and encumbrances thereon.

Dated: September 1, 2021

Handwritten signature of Matthias Lu
MATTHIAS LU (A.K.A. MATTHIAS CHHWA LU, MATTHIAS C. LU)

ACKNOWLEDGMENT
[CC 1189 ET SEQ.]

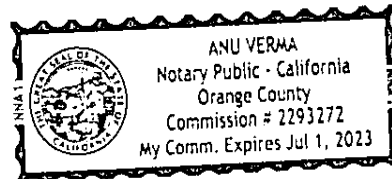
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On SEPTEMBER 1, 2021, before me, ANU VERMA, a Notary Public, personally appeared MATTHIAS LU, 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 [Handwritten Signature]

(Notary seal)



Vertical stamp: S Y, P 7, S I, M Y, SC Y, E Y, INT

UNOFFICIAL COPY

Exhibit A

Lot 3 Percy Wilson's Resubdivision being a Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, and the alley lying South of and adjacent to the South line of Lots 1 thru 7 inclusive, all in Block 1 of Charles Nichol's Glenview Road Station Subdivision, being a Subdivision or part of Section 31, Township 42 North, Range 13, East of Third Principal Meridian, according to the plat thereof recorded Document No. 19383111, in Cook County, Illinois.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		31-May-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
05-31-313-039-0000		20220401674394 0-653-885-520

UNOFFICIAL COPY

Re: Property Address: 140 Laramie Ave., Glenview, IL 60025

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: 10 | 22 | 2021

SIGNATURE: Matthews Charles Lu
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): _____

On this date of: _____ | _____ | 2021

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

SEE CA NOTARY CERTIFICATE

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: 10 | 22 | 2021

SIGNATURE: Matthews Charles Lu
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): _____

On this date of: _____ | _____ | 2021

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

SEE CA NOTARY CERTIFICATE

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)**


UNOFFICIAL COPY

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.

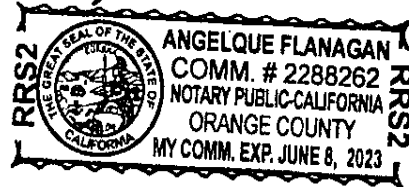
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

Subscribe and sworn to (or affirmed) before me on this 22nd day of OCTOBER
2021, by MATTHIAS CHIHWA LU

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature of Notary



(Seal)

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Optional Document Information

Type of Document GRANTOR / GRANTEE AFFIDAVIT
Document Date 10/22/2021 Number of Pages 1

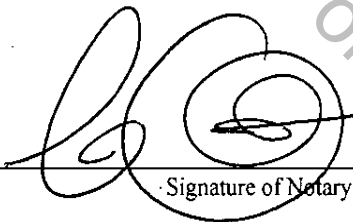
UNOFFICIAL COPY

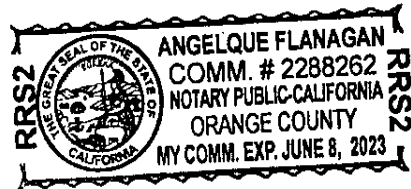
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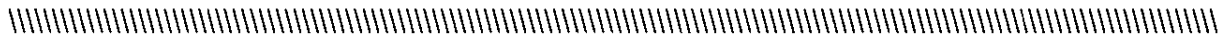
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Property of Cook County Clerk's Office