

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTORS, JIAN XU AND XUELI XU, a married couple, of Chicago, IL, 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 GRANTEES, JIAN XU AND XUELI XU as Trustees of the JIAN AND XUELI XU LIVING TRUST, dated April 21, 2022, whose principal address is 1632 N. Mohawk Street, Chicago, IL 60614 of the following described real estate, to wit:

Doc# 2215919026 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/08/2022 11:18 AM PG: 1 OF 4

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, easements and restrictions of record, party wall and building line.
Subject to general real estate taxes for 2022 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER: 14-33-325-071-1010

THE PROPERTY ADDRESS IS: 1632 North Mohawk Street, Chicago, IL 60614

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 April 21, 2022



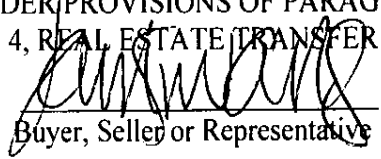
JIAN XU



XUELI XU

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

04-21-2022
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

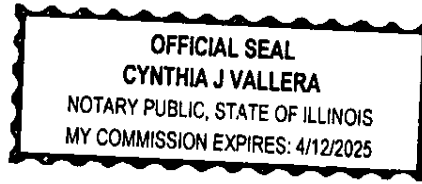
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JIAN XU AND XUELI XU, 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 April 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: JIAN AND XUELI XU LIVING TRUST
1632 N. Mohawk Street
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		07-JUN-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-33-325-071-1010 | 20220601639352 | 1-603-788-880

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

REAL ESTATE TRANSFER TAX		08-Jun-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-33-325-071-1010 | 20220601639352 | 1-128-829-008

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LEGAL DESCRIPTION

UNIT NUMBER 1632 IN EUGENIE PARK CONDOMINIUM FORMERLY KNOWN AS THE ST. MICHAEL'S MEWS I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PARTS OF LOTS AND ALLEYS WHICH INCLUDES ALL LOTS AND PORTIONS FORMERLY USED FOR THE OPENING OF OGDEN AVENUE IN C. J. HULL'S SUBDIVISION OF BLOCK 53 OF CANAL TRUSTEES SUBDIVISION IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26089249 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 4/21/2022

SIGNATURE: [Signature]
GRANTOR or AGENT

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

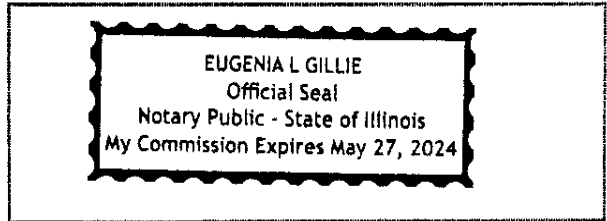
Subscribed and sworn to before me, Name of Notary Public: Eugenia Gillie

By the said (Name of Grantor): Maritess Ball

AFFIX NOTARY STAMP BELOW

On this date of: 4/21/2022

NOTARY SIGNATURE: [Signature]



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: 4/21/2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

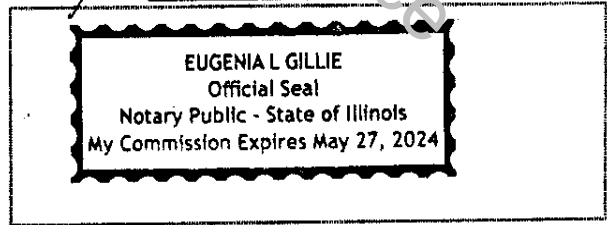
Subscribed and sworn to before me, Name of Notary Public: Eugenia Gillie

By the said (Name of Grantee): Maritess Ball

AFFIX NOTARY STAMP BELOW

On this date of: 4/21/2022

NOTARY SIGNATURE: [Signature]



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)**