

UNOFFICIAL COPY

SB 10F2
Stc 1411927

TRUSTEE'S DEED

Doc#: 2218933135 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 03:19 PM Pg: 1 of 2

WHEN RECORDED, MAIL TO:

Dec ID 20220501631188
ST/CO Stamp 1-717-584-976 ST Tax \$1,725.00 CO Tax \$862.50
City Stamp 0-197-730-384 City Tax: \$18,112.50

Same Address

SEND SUBSEQUENT TAX BILLS TO:

James Yeung
Yudan Zhanglin
1815 N. Halsted Street
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		07-Jul-2022
	COUNTY:	862.50
	ILLINOIS:	1,725.00
	TOTAL:	2,587.50
14-33-300-040-0000	20220501631188	1-717-584-976

GRANTOR, Thomas Hutchinson, not individually but as Trustee of the Thomas Hutchinson Revocable Trust dated June 2, 2010, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, James Yeung and Yudan Zhanglin, of Chicago, Illinois, AS husband and wife as tenants by the entirety, all of its interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-33-300-040-0000.

Property Address: 1815 N. Halsted Street, Chicago, Illinois 60614.

Subject to the following, if any: (1) General real estate taxes for the year 2021-2nd installment and subsequent years; (2) covenants, conditions and restrictions of record; (3) the Purchasers' mortgages of record, if any.

This Trustee's Deed is executed by Thomas Hutchinson, not individually but as Trustee of the Thomas Hutchinson Revocable Trust dated June 2, 2010, pursuant to and in the exercise of the power and authority granted to and vested in him by the terms of the Trust and of every other power and authority thereunto relating.

DATED this 23 Day of May, 2022.

Thomas Hutchinson, as Trustee

REAL ESTATE TRANSFER TAX		03-Jun-2022
	CHICAGO:	12,937.50
	STA:	5,175.00
	TOTAL:	18,112.50 *
14-33-300-040-0000	20220501631188	0-197-730-384

STATE OF Colorado)
COUNTY OF Boulder) ss

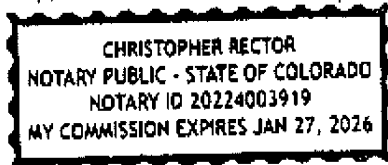
* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that THOMAS HUTCHINSON, as trustee, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 23rd Day of May, 2022.

My commission expires January 27, 2026
Notary Public

Prepared by: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613.



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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 7 in J.V. Lemoyne's Division of the West 1/2 of Lot 18 in Block 2 of Sheffield's Addition to Chicago in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

