

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Prepared by and Mail to:
William F. Knee
THE KNEE LAW FIRM, LTD.
103 W. Prospect Ave.
Mount Prospect, IL 60056

Doc#. 2313813256 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 02:18 PM Pg: 1 of 4

Dec ID 20230501624231
ST/CO Stamp 1-646-267-088
City Stamp 2-034-633-424

THE GRANTORS, Lananh Moua and Sheehuavah Moua, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Sheehuavah Moua and Lananh Moua, Trustees of the Sheehuavah Moua and Lananh Moua Trust dated April 4, 2023, of 1523 N California Ave, Apt 2S and P-4, Chicago, IL 60622, all their right, title and interest in the following described real estate in the County of Cook and State of Illinois, to Wit:

SEE ATTACHED LEGAL DESCRIPTION

the beneficial interest of said trusts being held by Lananh Moua and Sheehuavah Moua, husband and wife, as tenancy by the entirety.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 16-01-200-055-1006 and 16-01-200-055-1012
Address(es) of Real Estate: 1523 N California Ave, Apt 2S and P-4, Chicago, IL 60622


TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.


And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

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In WITNESS WHEREOF, the GRANTORS aforesaid has hereunto set their hand and seal on the date stated herein.

Date: May 10, 2023



_____) (SEAL)
Lananh Moua


_____) (SEAL)
Sheehuavah Moua

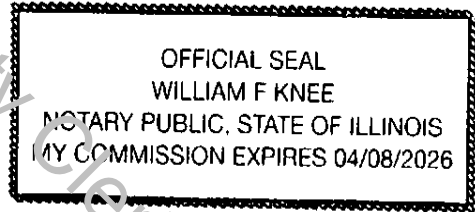
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lananh Moua and Sheehuavah Moua, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this May 10, 2023




NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE

or

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.


_____) Date: May 10, 2023
Seller or Representative

Mail Subsequent Tax Bills to:
Lananh Moua and Sheehuavah Moua, Trustees
1523 N California Ave, Apt 2S
Chicago, IL 60622

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LEGAL DESCRIPTION

of the property commonly known as: 1523 N California Ave, Apt 2S and P-4, Chicago, IL 60622

UNIT NUMBERS 2S AND P-4 IN THE 1527 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 AND 35 IN BLOCK 4 IN THOMPSON'S SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716615088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 16-01-200-055-1006 and 16-01-200-055-1012

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: 5 | 10 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

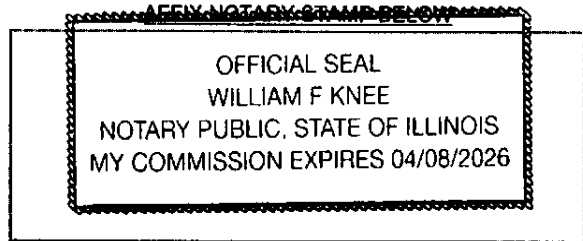
Subscribed and sworn to before me, Name of Notary Public:

William F. Knee

By the said (Name of Grantor): Lananh Moua

On this date of: 5 | 10 | 2023

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: 5 | 10 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

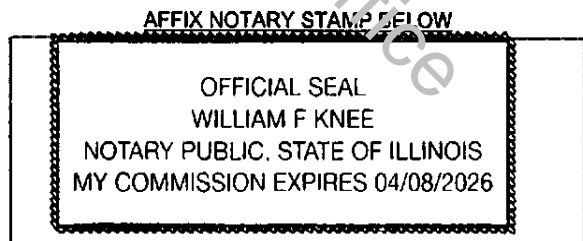
Subscribed and sworn to before me, Name of Notary Public:

William F. Knee

By the said (Name of Grantee): Lananh Moua, Trustee

On this date of: 5 | 10 | 2023

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)**)