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This document prepared by:
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DeLoof, Dever, Eby
Wright, Milliman, Bourque &
Issa, PLLC
150 S. Wacker Dr., 24th Floor
Chicago, IL 60606
**NO TITLE OPINION
RENDERED.**

**Mail Tax Statements and
After Recording Return to:**
Patti Leung, Trustee
307 W. 24th Place
Chicago, IL 60616



Doc# 2319922025 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/18/2023 11:52 AM PG: 1 OF 4

Space for Recorder's Use Only

WARRANTY DEED IN TRUST

THE GRANTOR, PATTI LEUNG, a/k/a PATTI Y. LEUNG, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to PATTI Y. LEUNG, Trustee of the PATTI Y. LEUNG TRUST, dated September 23, 2020, of 307 W. 24th Place, Chicago, IL 60616, and all and every Successor Trustee or Trustees, in the following described Real Estate, to-wit:

SEE ATTACHED EXHIBIT A.

Permanent Index No: 17-28-209-023-0000

Property Address: 211-215 W. 22nd Place, Chicago, IL 60616

to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in the trust.

Full power and authority is hereby granted to the Trustee to make deeds; leases; mineral leases; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless a grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with the Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust; and every deed, mortgage, lease, or other instrument executed by the Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in the trust or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been

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properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

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 from sale on execution or otherwise.

Date: September 23, 2020

Patti Y
PATTI LEUNG, a/k/a PATTI Y. LEUNG

STATE OF ILLINOIS, COUNTY OF COOK

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that PATTI LEUNG, a/k/a PATTI Y. LEUNG, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the person signed and delivered the said instrument as the person's free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 23rd day of September, 2020.

Diana Garcia
"OFFICIAL SEAL"
DIANA GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/11/2023

Patti Y
Notary Public - State of Illinois
My commission expires: 6/11/23

EXEMPT UNDER PROVISIONS OF SECTION 31-45(E) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(E).

Pursuant to 760 ILCS 5/6.5, the undersigned Trustee of the PATTI Y. LEUNG TRUST, dated September 23, 2020, hereby acknowledges and accepts this conveyance of real property into said Trust.

Patti Y
PATTI LEUNG, a/k/a PATTI Y. LEUNG

Patti Y
PATTI Y. LEUNG, Trustee

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EXHIBIT A (Legal Description)

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 66 AND 67 IN WALLER'S SUBDIVISION OF THE NORTH PART OF THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No: 17-28-209-023-0000

Property Address: 211-215 W. 22nd Place, Chicago, IL 60616

REAL ESTATE TRANSFER TAX 18-Jul-2023

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-28-209-023-0000 | 20230701675173 | 0-398-631-376

REAL ESTATE TRANSFER TAX 18-Jul-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-28-209-023-0000 | 20230701675173 | 0-439-591-376

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

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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: 9 | 23 | 20

SIGNATURE: Patty Leung
GRANTOR or AGENT

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

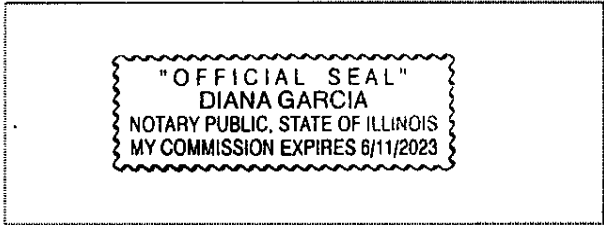
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Patty Leung

On this date of: 9 | 23 | 20

NOTARY SIGNATURE: Diana Garcia

AFFIX NOTARY STAMP BELOW



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: 9 | 23 | 20

SIGNATURE: Patty Leung
GRANTEE or AGENT

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

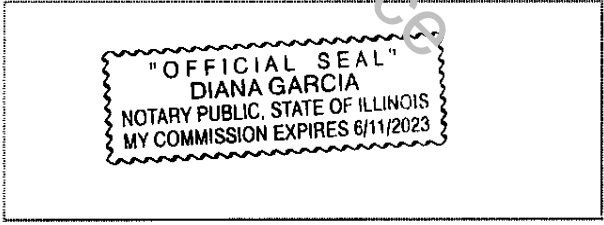
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Patty Leung

On this date of: 9 | 23 | 20

NOTARY SIGNATURE: Diana Garcia

AFFIX NOTARY STAMP BELOW



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)**)