

# UNOFFICIAL COPY

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Doc# 2322333211 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 10:59 AM Pg: 1 of 2

## TRUSTEE'S DEED

Statutory (ILLINOIS)  
(Individual to Individual)

Dec ID 20230801689031  
ST/CO Stamp 0-490-527-184 ST Tax \$430.00 CO Tax \$215.00  
City Stamp 0-166-738-384 City Tax: \$4,515.00

### MAIL TO:

A.T. Alexandra Lee  
Attorney at Law  
27 N Wacker Dr #129  
Chicago IL 60606

### NAME & ADDRESS OF TAXPAYER:

MIKE SONGJIAN LUO &  
HAILEY HAIXIA CHEN  
532 West 27<sup>th</sup> Street  
Chicago, IL 60616

### RECORDER'S STAMP

THIS INDENTURE, made this 7<sup>th</sup> day of August, 2023 between RICHARD S. SANSONE, AS SUCCESSOR TRUSTEE OF THE DECLARATION OF TRUST LIVING TRUST OF MARY A. SANSONE DATED 2/27/23, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered in pursuance of a certain trust agreement dated 2/27/23, Grantor, and MIKE SONGJIAN LUO AND HAILEY HAIXIA CHEN, HUSBAND AND WIFE, Grantee(s), of 3004 S. Canal Street, Chicago, IL 60616, not as Joint Tenant or as Tenants in Common, but as TENANTS BY THE ENTIRETY.

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY AND WARRANT unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

**Lot 18 in Block 3 in D. Davis Subdivision in the Northeast ¼ of the Southwest ¼ of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

commonly known as: 532 West 27<sup>th</sup> Street, Chicago, IL 60616  
Permanent Index Number(s): 17-28-304-032-0000

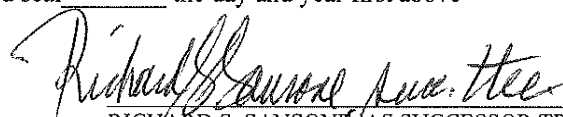
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold, the same unto said party of the second part, and to the proper use, benefit, and behoof, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor, as trustee \_\_\_\_\_ as aforesaid, \_\_\_\_\_ hereunto set  
\_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year first above

 (SEAL)  
RICHARD S. SANSONE, AS SUCCESSOR TRUSTEE  
OF THE DECLARATION OF TRUST LIVING TRUST  
OF MARY A. SANSONE DATED 2/27/23

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF MCHENRY )

### TRUSTEE'S DEED

FROM

RICHARD S. SANSONE, AS SUCCESSOR TRUSTEE OF THE DECLARATION OF TRUST LIVING TRUST OF MARY A. SANSONE DATED 2/27/23

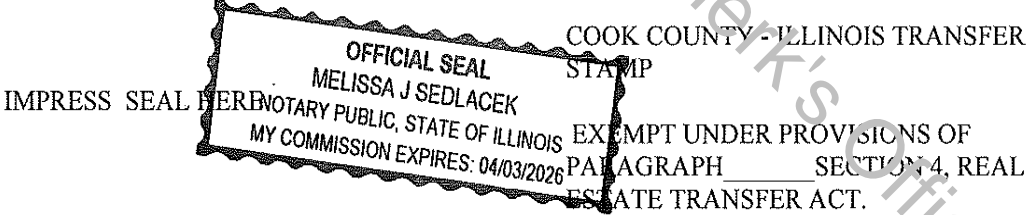
TO

MIKE SONGJIAN LUO AND HAILEY HAIXIA CHEN

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD S. SANSONE, AS SUCCESSOR TRUSTEE OF THE DECLARATION OF TRUST LIVING TRUST OF MARY A. SANSONE DATED 2/27/23, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7<sup>th</sup> day of August, 2023.  
Melissa J Sedlacek  
Notary Public

My commission expires on 4-3-26.  
\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.



NAME AND ADDRESS OF PREPARER:  
James C. Wagner  
960 Route 22 - Suite 210  
Fox River Grove, Illinois 60021

DATE:

\_\_\_\_\_  
Buyer, Seller or Representative

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).