

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2327533049 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/02/2023 09:44 AM Pg: 1 of 3  
Dec ID 20230901638343

### MAIL TO:

Lydia Chen  
2076 Valor Court  
Glenview, Illinois 60025

### NAME & ADDRESS OF TAXPAYER:

Lydia Chen  
2076 Valor Court  
Glenview, Illinois 60025

THE GRANTOR(S), LYDIA L. CHEN, widowed and not since remarried of Glenview, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to LYDIA L. CHEN, as trustee of the LYDIA L. CHEN REVOCABLE TRUST, dated December 28, 1988, Grantees' Address: 2076 Valor Court, Glenview, Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

Unit 20 together with its undivided percentage interest in the common elements in Tower Crossing Condominium, as delineated and defined in the Declaration recorded as document number 0030130149 as amended from time to time, in Section 27, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

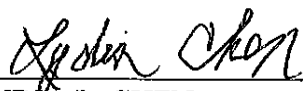
SUBJECT TO: General Real Estate Taxes not yet due and payable as of date hereof; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Number(s): 04-27-103-050-1020  
Address of Real Estate: 2076 Valor Court, Lot 20, Glenview, Illinois 60025

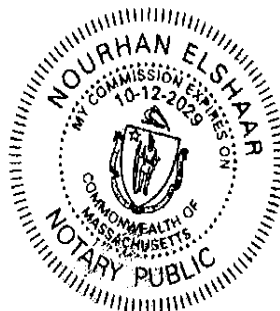
\*\*\* THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST \*\*\*

Dated this 18 day of August, 2023.

Exempt under Real  
Estate Transfer Tax Law  
35 ILCS 2000/31-45 sub  
par. E

  
\_\_\_\_\_  
LYDIA L. CHEN (Seal)

  
\_\_\_\_\_  
LYDIA L. CHEN



Dated: 8/18/2023

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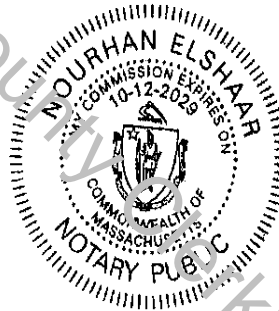
STATE OF MA )  
 ) SS.  
COUNTY OF Norfolk

I, the undersigned, a Notary Public in and for said State, DO HEREBY CERTIFY that LYDIA L. CHEN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as free and voluntary act(s), 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 18 day of August, 2023.

Nourhan Elshar  
Notary Public

[NOTARIAL SEAL]



NAME & ADDRESS OF PREPARER:  
Robert Lin  
903 Commerce Drive, Suite 210  
Oak Brook, IL 60523

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 recognize as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 18, 2023

Signature: *Lydia Chen*  
LYDIA L. CHEN

Subscribed and sworn to before  
me by the said LYDIA L. CHEN  
this 18 day of August, 2023

*Nourhan Elshaar*  
Notary Public



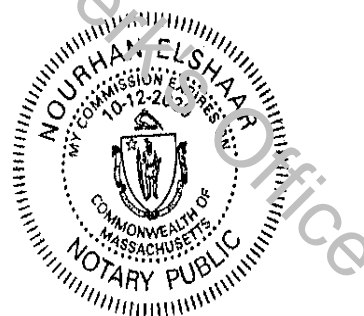
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 18, 2023

Signature: *Lydia Chen*  
LYDIA L. CHEN

Subscribed and sworn to before  
me by the said LYDIA L. CHEN  
this 18 day of August, 2023

*Nourhan Elshaar*  
Notary Public



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)