

# UNOFFICIAL COPY

Doc#: 2335413188 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 10:50 AM Pg: 1 of 9

**This Document Prepared By:**

MICHELLE SY  
Attorney at Law  
15332 Antioch St.  
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323-899-1361

Dec ID 20231201697359  
ST/CO Stamp 1-323-028-528  
City Stamp 1-543-688-240

**After Recording, Return and  
Mail Tax Statements To:**

Christian Thompson, as Trustee  
12622 Promontory Road  
Los Angeles, CA 90049

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

The Grantor,

CHRISTIAN VILLARREAL, aka. CHRISTIAN THOMPSON a married woman, as her sole and separate property,

Whose mailing address is 12622 Promontory Road, Los Angeles, CA 90049;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to:

CHRISTIAN THOMPSON, as Trustee of THE CHRISTIAN THOMPSON LIVING TRUST,  
U/A dated October 27, 2023, the GRANTEE,

Whose mailing address is 12622 Promontory Road, Los Angeles, CA 90049;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 13-30-324-039-1006

Site Address: 7162 W. Grand Ave. Unit 4W, Chicago, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 27 day of October, 2023



CHRISTIAN VILLARREAL  
Aka CHRISTIAN THOMPSON

**Fidelity National Title OC23021598A**

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The foregoing transfer of title/conveyance is hereby accepted by CHRISTIAN THOMPSON, of 12622 Promontory Road, Los Angeles, CA 90049, as Trustee under the provisions of THE CHRISTIAN THOMPSON LIVING TRUST.

*Christian Thompson*

CHRISTIAN THOMPSON,  
Trustee, as aforesaid

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_, 20\_\_\_\_, by CHRISTIAN VILI ARREAL aka CHRISTIAN THOMPSON

NOTARY PUBLIC

My commission expires: \_\_\_\_\_

"Exempt under Paragraph (e), Section 31-45;  
Illinois Real Estate Transfer Tax Act"

10-27-2023  
Date

*Ang Lopez*  
Buyer, Seller or Representative

\* see attachment

Property of Cook County Clerk's Office

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On Oct. 27, 2023 before me, Kelsey Jonae Simpson (Notary Public)  
Date Here Insert Name and Title of the Officer

personally appeared Christian G. Thompson  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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## EXHIBIT A

Parcel 1: Unit 4W together with its undivided percentage interest in the common elements of 7162 West Grand Avenue Condominium, as delineated and defined in the Declaration recorded as document number 0701109018, in the Southwest ¼ of the Southwest 1/4 of Section 30, Township 40 North, Range 13. East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space, P-6, Limited Common Elements as delineated on a survey to condominium recorded as document number 0701109018.

\*1006

Permanent Index Number: 13-30-324-039\* (Affects Subject Land and Other Property and Underlying Lands) (Volume number 363)

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

The deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declarations were recited and stipulated at length herein.

and more commonly known as Unit 4W, 7162 W. Grand Ave., Chicago, IL 60707.

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 28 day of November, 2023

  
\_\_\_\_\_  
CHRISTIAN VILLARREAL  
aka. CHRISTIAN THOMPSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On \_\_\_\_\_ before me, \_\_\_\_\_ (here insert name and title of the officer), personally appeared Christian Villarreal aka Christian Thompson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

( See Attachment )

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On November 23, 2023 before me, Sonia Aguilar, Notary Public  
(insert name and title of the officer)

personally appeared Christian Thompson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sonia Aguilar (Seal)



# UNOFFICIAL COPY

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 28 day of November, 2023.

  
CHRISTIAN THOMPSON

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.)

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State of California )  
County of Los Angeles )

On \_\_\_\_\_ before me, \_\_\_\_\_ (here insert name and title of the officer), personally appeared Christian Thompson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Signature \_\_\_\_\_ (Seal)

(See Attachment)

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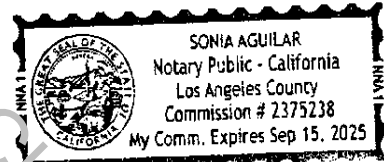
State of California  
County of Los Angeles

On November 28, 2023 before me, Sonia Aguilar, Notary Public  
(insert name and title of the officer)

personally appeared Christian Thompson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.



Signature Sonia Aguilar (Seal)





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REAL ESTATE TRANSFER TAX		20-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-30-324-039-1006 | 20231201697359 | 1-543-688-240

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

REAL ESTATE TRANSFER TAX		20-Dec-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-30-324-039-1006 | 20231201697359 | 1-323-028-528

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