

UNOFFICIAL COPY

A00154628 DB 884

TRUSTEE'S DEED Joint Tenancy

THE GRANTOR
George Marinakis

as trustee(s) under Trust Agreement dated January 7, 1997, and known as Trust Number 1001, in consideration of the sum of Ten (\$10.00) DOLLARS, in hand paid, and in pursuance of the power and authority vested in the GRANTOR as said trustee(e) and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim in fee simple unto Guan Xiong Liu, married to Yeen G. Liu, and Zi Yi Liu, married to Cihon T. Liu

2439-41 W. Balmoral, Unit 2W
Chicago, Illinois 60625

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse side for legal description) together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

SUBJECT TO: Covenants, conditions, restrictions and easements of record and general real estate taxes for 1996 and subsequent years, special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

Permanent Real Estate Index Number(s): 13-12-235-021 and 022

Address(es) of Real Estate: 2439-41 W. Balmoral, Unit 2W, Chicago, Illinois

In Witness Whereof, said Grantor, as trustee(e) as aforesaid, have hereunto set their hands and seals on June 20, 1997

George Marinakis
as trustee as aforesaid

as trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that



George Marinakis, and

personally known to me be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustees for the uses and purposes therein set forth.

Given under my hand and official seal, June 20, 1997

Teresa D. Montesinos
NOTARY PUBLIC

This instrument was prepared by: George Marinakis, 77 W. Washington, Suite 617, Chicago, Illinois 60602

BOX 333-CTI

97489921

DEPT-01 RECORDING

\$25.00

T50012 TRAN 5843 07/08/97 10:09:00
5843 ER *-97-489921
COOK COUNTY RECORDER

97489921

97489921

UNOFFICIAL COPY

Legal Description

of premises commonly known as 2439-41 W. Balmoral, Unit 2W, Chicago, Illinois

"Unit No. 2-W 2439-41 BALMORAL CONDOMINIUM, as delineated on a survey of the following described real estate:

Lots 5 and 17 in Herbert H. Rosenthal and Roy M. Schoenbrod's Budlong Woods Addition being a Resubdivision of Lots 8 to 13 both inclusive in the Assessor's Division of the South East 1/4 of the North East 1/4 of the North East 1/4 and the North East 1/4 of the South East 1/4 of the North East 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97478811 together with its undivided percentage interest in the common elements."

EXEMPT FROM TAXATION
PARAGRAPH 2 SECTION 12 OF THE COOK COUNTY REAL ESTATE TRANSFER TAX ACT
SECTION 12 OF THE COOK COUNTY REAL ESTATE TRANSFER TAX ORDINANCE

[Signature]
Date: _____

Property of Cook County Clerk's Office

97489921

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO

[Empty box for mailing address]

Guan Xiong Liu, married to Yeen G. Liu, and Zi Yi Liu, married to Cihen T. Liu
2439-41 W. Balmoral, Unit 2W, Chicago, Illinois

or Recorder's Office Box No. _____

UNOFFICIAL COPY

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 recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 3, 1997 Signature: George Marinakis
Grantor or Agent

Subscribed and sworn to before me by the
said GEORGE MARINAKIS this
3rd day of July, 1997.

Notary Public Teresa D. Montesinos



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 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 July 3, 1997 Signature: George Marinakis
Grantee or Agent

Subscribed and sworn to before me by the
said GEORGE MARINAKIS this
3rd day of July, 1997.

Notary Public Teresa D. Montesinos



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office