

UNOFFICIAL COPY

0010785192

7201/0112 21 001 Page 1 of 3  
2001-08-24 13:22:22  
Cook County Recorder 25.50



0010785192



**QUIT CLAIM  
DEED IN TRUST**

THIS INDENTURE WITNESSETH, That the  
Grantors LLD Group, Inc.;

and Richard Li  
of the County of Cook  
and State of Illinois  
for and in consideration of TEN AND  
00/100 DOLLARS, and other good and  
valuable considerations in hand paid,  
CONVEY and QUITCLAIM unto the  
**CHICAGO TITLE LAND TRUST  
COMPANY**, a corporation of Illinois,  
whose address is 171 N. Clark Street,  
Chicago, IL 60601-3294, as Trustee  
under the provisions of a trust  
agreement dated the 3rd day  
of December, 1907,  
known as Trust Number 1105114,  
and State of Illinois, to-wit:

Reserved for Recorder's Office

, the following described real estate in the County of

Lot 17 in G. E. Ballard's Subdivision in Block 5 in Ogden and Jones Subdivision  
in the southwest 1/4 of the southeast 1/4 of Section 7, Township 39 North, Range 13,  
East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPTION APPROVED

*Sandra Lore*

VILLAGE CLERK  
VILLAGE OF OAK PARK

Permanent Tax Number: 16-07-419-006-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and  
in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises  
or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to  
resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey  
either with or without consideration, to convey said premises or any part thereof to a successor, or successors in trust and to  
grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate,  
to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part  
thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and  
for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend  
leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and  
provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew  
leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the  
amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal  
property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or  
easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other  
ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether  
similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part  
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application  
of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of  
this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or  
be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage,  
lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of  
every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the  
delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such  
conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this

# UNOFFICIAL COPY

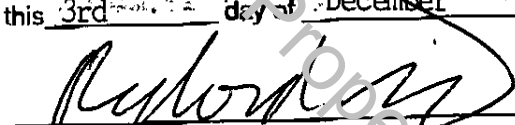
0000785197


indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his 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 grantors hereby expressly waive and release 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 3rd day of December 1997

 (Seal)

 (Seal)

LLD Group Inc., by Richard Li  
its President (Seal)

Richard Li, individually (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

**SEND TAX BILLS TO:**

Michael J. Simkunas  
1140 Lake Street, Suite 400  
Oak Park, Illinois 60301

Richard Li  
1104 Greenfield  
Oak Park, Illinois 60302

State of Illinois }  
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Richard Li

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 23 day of August 2001

NOTARY PUBLIC

**PROPERTY ADDRESS:**

422-24 S. Euclid Avenue, Oak Park, Illinois 60302

**AFTER RECORDING, PLEASE MAIL TO:**

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)  
CHICAGO, IL 60601-3294

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4  
sub par Cook County Ord. 93-0-27 par 5.  
Date 8-24-01 Sign. Michael J. Simkunas

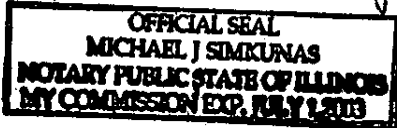
UNOFFICIAL COPY  
STATEMENT BY GRANTOR AND GRANTEE

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: AUGUST 23, 2001 Signature: Michael J. Simkus  
Grantor or Agent

Subscribed and sworn to before me  
the said Agent  
this 23 day of AUGUST, 2001.

Notary Public Michael J. Simkus

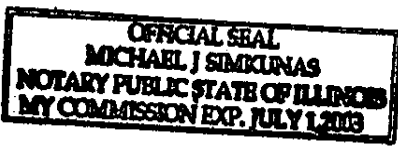


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: AUGUST 23, 2001 Signature: Michael J. Simkus  
Grantee or Agent

Subscribed and sworn to before me  
the said AGENT  
this 23 day of AUGUST, 2001

Notary Public Michael J. Simkus



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.)