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2002-12-23 12:01:11

Cook County Recorder 30.00

# DEED IN TRUST



0021430885

THE GRANTORS,  
Zhengang Guo and  
Shiow Kiang,  
husband and wife, of the  
City of Westmont,  
County of DuPage,  
State of Illinois, for and in consideration  
of TEN & NO/100S Dollars,  
and other good and valuable  
considerations in hand paid, Convey  
and Quitclaim to Zhengang Guo,

as Trustee under the provisions of the Zhengang Guo Revocable Trust, dated May 8, 2002, and Shiow Kiang,  
as Trustee under the provisions of the Shiow Kiang Revocable Trust, dated May 8, 2002, as tenants in  
common, of 1413 Wesley Court, Westmont, IL 60559, and to all and every successor or successors in trust  
under said trust agreements, the following described real estate in Cook County, Illinois:

(See Attached)

Common Address: 2131 S. Archer Ave., #202, Chicago, Illinois 60616  
Real estate index number: 17-21-420-066-1002

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses  
and purposes set forth in this deed and in the trust agreements.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the  
premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or  
any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of  
the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or  
otherwise encumber the 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 present or in future, 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 to amend, change, or  
modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make  
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 the premises or any part  
thereof; and to deal with the 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 it, whether similar to or  
different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee,  
be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the  
premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire  
into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of  
the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed  
by the trustee in relation to the 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

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45 PARAGRAPH E  
OF THE REAL ESTATE TRANSFER TAX ACT  
9/21/02 10-28-02 REPRESENTATIVE

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## EXHIBIT 'A'

## PARCEL 1:

UNIT 2 IN THE CATHAY PLAZA RESIDENCE, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE PROPERTY, SPACE AND BUILDING PORTION OF A MULTI-STORY BUILDING LOCATED AT 2131 S. ARCHER, CHICAGO, ILLINOIS, SAID PROPERTY, SPACE AND A PORTION THEREOF DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9 AND 10 IN THE SUBDIVISION OF LOTS 2, 3, 4 AND 5 IN BLOCK 45 IN THE CANAL TRUSTEES' NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH LIES ABOVE A HORIZONTAL PLANE WHICH IS 39.47 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF THE SOUTHERLY 8.40 FEET OF THE NORTHERLY 11.66 FEET (AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE THEREOF) OF THE WESTERLY 8.44 FEET OF THE EASTERLY 71.95 FEET (AS MEASURED PERPENDICULAR TO THE EASTERLY LINE THEREOF) ABOVE A HORIZONTAL PLANE WHICH IS 39.47 FEET AND BELOW A HORIZONTAL PLANE OF 57.05 FEET ABOVE CHICAGO CITY DATUM OF LOTS 6, 7, 8, 9 AND 10 (TAKEN TOGETHER AS A SINGLE TRACT OF LAND) IN THE SUBDIVISION OF LOTS 2, 3, 4 AND 5 IN BLOCK 45 IN THE CANAL TRUSTEES' NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91010744, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

ALL THOSE CERTAIN EASEMENTS AND RIGHTS OF USE FOR SUPPORT, INGRESS, EGRESS, AND PARKING FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN OPERATING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED NOVEMBER 1, 1990 AND RECORDED JANUARY 8, 1991 AS DOCUMENT 91010742 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1987 AND KNOWN AS TRUST NUMBER 102798-00 AND BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1987 AND KNOWN AS TRUST NUMBER 102798-00 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1990 AND KNOWN AS TRUST NUMBER 112874-06 DATED NOVEMBER 1, 1990 AND RECORDED JANUARY 8, 1991 AS DOCUMENT 91010743.

## PARCEL 3:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91010744.

PERMANENT INDEX #: 17-21-420-066-1002.

COMMONLY KNOWN AS: 2131 S. ARCHER AVE. #302, CHICAGO, IL 60616

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

Dated: October 22, 2002      Signature: Joseph W. Tully  
Grantor or Agent

Subscribed and sworn to before me on October 22, 2002.

Notary Public Becky Lennarson



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: October 22, 2002      Signature: Joseph W. Tully  
Grantor or Agent

Subscribed and sworn to before me on October 22, 2002.

Notary Public Becky Lennarson



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.)