

UNOFFICIAL COPY

0030169026

1111/0075 87 006 Page 1 of 4

2003-02-04 14:47:07

Cook County Recorder 30.50

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE



0030169026

DEED IN TRUST
(ILLINOIS)

**THE GRANTOR,
THERESE A. CHAN, a
single woman**

of the County of Cook and
State of Illinois for and in
consideration of the sum of
(\$10.00) TEN DOLLARS,

Above space for Recorder's Office Only

and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby
CONVEYS and Quit Claim to **THERESE ANN CHAN as Trustee under the THERESE ANN
CHAN LIVING TRUST DATED DECEMBER 11, 2002**, and to any and all successors as Trustee
appointed under said Trust Agreement, or who may be legally appointed, the following described real
estate:

UNIT 9001 - 10B IN GOLF TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE
SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 535
FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE
NORTHEAST 1/4, A DISTANCE OF 450 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID
NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 535 FEET, TO THE NORTH LINE OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE 450 FEET, TO THE
POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED AS DOCUMENT LR 3070205 AND AS
AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS.

Permanent Real Estate Index Number: 09-15-207-037-1107

Address of Real Estate: 9009 W. GOLF ROAD UNIT 10B DES PLAINES, ILLINOIS 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said
Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to
manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms,
grant options to purchase, contract to sell, to convey with or without consideration, to convey to a
successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor
or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise
transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate
parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into

UNOFFICIAL COPY

leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Successor Trustee named in the aforesaid Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

UNOFFICIAL COPY

DATED this 11 day of Dec., 2002.

Therese A. Chan (SEAL)

THERESE A. CHAN

State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that THERESE A. CHAN 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 she signed, sealed and delivered the said instrument as her 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 official seal, this 11th day of December, 2002.



Gary R. Staken
NOTARY PUBLIC

THIS TRANSACTION EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW

35 ILCS 200/31-45SUB PAR. E AND COOK COUNTY ORD. 93-0-27 PAR E.

DATE 12/11/2002 SIGNATURE Therese A. Chan

GRANTOR OR AGENT

Property not located in the corporate limits of the City of Des Plaines, Deed or instrument not subject to transfer tax.

Sandi Kangas 12-16-02
City of Des Plaines

THIS INSTRUMENT WAS PREPARED BY:

GARY R. STAKEN
ATTORNEY AT LAW
6215 W. TOUHY AVE.
CHICAGO, ILLINOIS 60646

MAIL TO:

GARY R. STAKEN
6215 W. TOUHY
CHICAGO, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

THERESE A. CHAN
9009 WEST GOLF ROAD UNIT 10-B
DES PLAINES, ILLINOIS 60016

STATEMENT OF 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: 2/4/,2003 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said GARY R. STAKEN this 4 day of FEBRUARY, 2003.

[Signature]
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 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: 2/4/,2003 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said GARY R. STAKEN this 4 day of FEBRUARY, 2003.

[Signature]
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 PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)