

UNOFFICIAL COPY

0030294403

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2003-03-04 10:48:46

Cook County Recorder 28.50

**DEED IN TRUST  
(ILLINOIS)**



0030294403

THE GRANTOR, **MRS. HAE JA KIM**, married to  
CHEUNG W. KIM, M.D., of 3765 Techny Rd.,  
Northbrook, County of Cook and State of Illinois, for and  
in consideration of Ten (\$10.00) Dollars, and other good  
and valuable consideration in hand paid,

**CONVEYS and WARRANTS** unto

**HAE JA KIM**,  
as Trustee under the provisions of a trust agreement  
dated the 25<sup>th</sup> day of March, 2002, and known as  
**THE HAE JA KIM LIVING TRUST AGREEMENT**

(hereinafter referred to as "said trustee," regardless of the number of  
trustees,) and unto all and every successor or successors in trust under  
said trust agreement, the following described real estate in the  
County of Cook and State of Illinois, to wit:

LOTS 10 AND 11 IN CITATION LAKE ESTATES UNIT FOUR, BEING A SUBDIVISION IN  
SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 04 - 18 - 202 - 006 - 0000 and 04 - 18 - 202 - 007

Address of Real Estate: 3765 Techny Rd., Northbrook, Illinois 60062

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 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 in  
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 198 years, and to renew to 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 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.

Certification: I am the Clerk of Cook County, Illinois, and I hereby certify that the foregoing is a true and correct copy of the original as recorded in the Cook County Recorder's Office.

Date: 11/8/03 [Signature] att: [Signature]

# UNOFFICIAL COPY

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 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 Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 all of persons claiming under them or any of them shall be only in the earnings available 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 18<sup>th</sup> day of January, 2003.

  
\_\_\_\_\_  
MRS. HAE JA KIM

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

MRS. HAE JA KIM, married to CHEUNG W. KIM, M.D.,

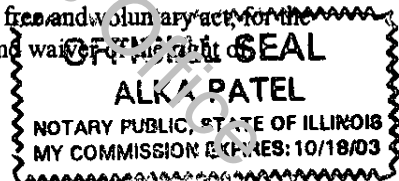
is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

PLACE SEAL HERE

Given under my hand and official seal, this 18<sup>th</sup> day of January, 2003.

Commission expires May 18, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by Robert A. Motel, 4433 West Touhy Avenue, Suite 465, Lincolnwood, Illinois 60712.

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Robert A. Motel

Hae Ja Kim

4433 W. Touhy, Suite 465

3765 Techny Rd.

Lincolnwood, Illinois 60712

Northbrook, Illinois 60062

0030294403

## STATEMENT BY GRANTOR AND GRANTEE

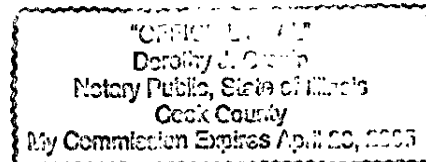
The grantors and or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 18, 2003

Signature: [Signature]  
MRS. HAE J. KIM Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID MRS. HAE JA KIM, grantor  
THIS 18 DAY OF JANUARY, 2003

[Signature]  
NOTARY PUBLIC



The grantee or his/her 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 so business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: January 18, 2003

Signature: [Signature]  
HAE JA KIM Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID HAE JA KIM, grantee  
THIS 18 DAY OF JANUARY, 2003.

[Signature]  
NOTARY PUBLIC

