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Doc#: 0423734060  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 08/24/2004 01:45 PM Pg: 1 of 3

**DEED IN TRUST  
(ILLINOIS)**

**THE GRANTOR**

Yupadee Choisunirachon, unmarried,

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **Yupadee Choisunirachon Trust, as Trustee under the terms and provisions of a certain Trust Agreement dated the 6th day of August, 2004**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 111 IN BRICKMAN'S LAWRENCE AVENUE HIGHLANDS SUBDIVISION THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1955 AS DOCUMENT NUMBER 16392968 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-12-324-008  
Address(es) of real estate: 4917 N. Ozanam, Norridge, IL 60706

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 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 inquire 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.

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

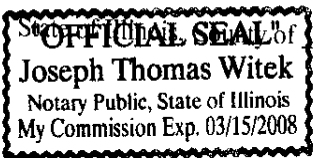
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not 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 waive \_\_\_\_\_ and release \_\_\_\_\_ 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.

DATED this 6<sup>th</sup> day of August, 192004

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)  
Yupadee Choisunirachon (SEAL) \_\_\_\_\_ (SEAL)  
Yupadee Choisunirachon \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)



York ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Yupadee Choisunirachon personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Sh C \_\_\_\_\_ signed the foregoing as her own and voluntary act.

Given under my hand and official seal, this 6<sup>th</sup> day of August, 192004

Commission expires 3/15/08 19    

Joseph Witek  
NOTARY PUBLIC

This instrument was prepared by: J. Thomas Witek, 5600 North River Road, Suite 300, Rosemont, Illinois 60018

MAIL TO:  
Yupadee Choisunirachon  
4917 N. Ozanam  
Norridge, IL 60706

SEND SUBSEQUENT TAX BILLS TO:  
Yupadee Choisunirachon  
4917 N. Ozanam  
Norridge, IL 60706

OR  
Recorder's Office Box No. \_\_\_\_\_



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## STATEMENT BY GRANTOR AND GRANTEE

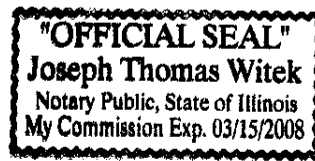
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date August 6, 2004

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Person this 6th day of August, 2004



Notary Public [Handwritten Signature]

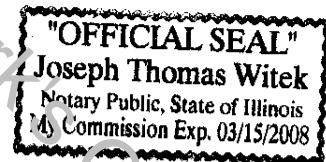
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date August 6, 2004

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Person this 6th day of August, 2004



Notary Public [Handwritten Signature]

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.

(Attached 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.)