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DEED IN TRUST

Doc#: 0634709143 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/13/2006 02:51 PM Pg: 1 of 5

THE GRANTOR

Van Tran and Li Lar Hung Tran
Husband and Wife

of the city of Chicago, State of Illinois for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and QUIT CLAIM to

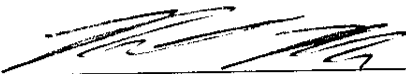
Van Tran of 4717 N. Karlov Avenue, Chicago, IL 60630

Under the provision of a **The Tran Trust Dated October 21, 2006 and Known as Trust No. 002** (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:

See legal description attached hereto.

Property address: 4717 N. Karlov Avenue, Chicago, IL 60630
PIN: 13-15-206-029-0000

I declare that this transaction is exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

 , Attorney

Full power and authority is by this instrument granted to grantee, and his or her successors, as trustee to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real estate or any part of it.

On the death, incapacity or resignation of grantee as trustee, **Li Lar Hung Tran** or **Chicago Title and Trust Company** will be the successor trustee. The successor trustee will have the same powers granted to grantee. Recording in the Public Records of Cook County, Illinois, the written acceptance by successor trustee together with written evidence of grantee's death, incapacity or resignation will be deemed conclusive proof that the successor trustee provisions of the trust have been complied with. Evidence of grantee's death will consist of a certified copy of his or her death certificate. Evidence of grantee's resignation will consist of a written resignation, duly executed and

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acknowledged by grantee. Evidence of grantee's incapacity will consist of one or more of the following:

- (a) a final order of a court of competent jurisdiction holding grantee to be a disabled person in any way or appointing a guardian to act for grantee;
- (b) duly executed and acknowledged written certificates of two licensed physicians, each certifying that the physician has examined grantee and has concluded that, by reason of accident, physical or mental illness, progressive or intermittent physical or mental deterioration, or other similar cause, the grantee had, at the date thereof, become incapacitated to act rationally and prudently in his or her own financial best interests or is incapable of performing the duties under the trust (if a reason is mental illness, mental deterioration or other similar mental problem, then one of the physicians must be a psychiatrist); or
- (c) current and substantial evidence that grantee has disappeared, has been kidnapped, has been taken as hostage, is unaccountably absent or is being unlawfully detained under duress where he or she is unable effectively and prudently to look after his or her own financial best interests or perform the duties under the trust.


Grantor reserves the right to amend or revoke the trust and to change the trustee and successor trustee. Evidence of any amendment, revocation or change in trustee or successor trustee must be recorded in the public records of Cook County, Illinois.

In no case will any party dealing with grantee, or his or her successors as trustee, in relation to the real estate be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 grantee, or be obliged or privileged to inquire into any of the terms of the trust agreement.

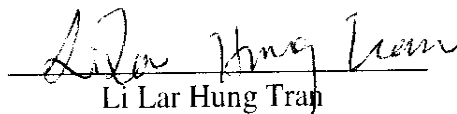
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary 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.

The grantor 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 21st day of October, 2006.



 Van Tran



 Li Lar Hung Tran

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State of Illinois,
County of Cook. S.S.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois,
DO HEREBY CERTIFY that

Van Tran and Li Lar Hung Tran, Husband and Wife



Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their 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 21st day of October 2006.

Commission expires 8/11/08

A handwritten signature in black ink, appearing to be "Ninh Ma", written over a horizontal line.

Notary Public

This instrument was prepared by:

Ninh Ma
Attorney at Law
5041 N. Broadway, Suite 200
Chicago, IL 60640

Mail to:

Ninh Ma
Attorney at Law
5041 N. Broadway, Suite 200
Chicago, IL 60640

Send Subsequent tax bills to:

Van Tran
4717 N. Karlove Avenue
Chicago, IL 60630

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Legal Description

LOT 4 IN RESUBDIVISION OF LOTS 21, 24, 25, 28, AND 29 IN BLOCK 2 IN JOHN MILLER'S IRVING PARK ADDITION IN THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-15-206-029-0000

Common description: 4717 N. Karlov Avenue, Chicago, IL 60630

Property of Cook County Clerk's Office

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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 do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-21-06, 2006

Signature: *Frankie*
Grantor or Agent

Subscribed and sworn to before me

By the said VAN TUAN

This 20 day of OCTOBER, 2006

Notary Public *[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 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 10-21-06, 2006

Signature: *Frankie*
Grantee or Agent

Subscribed and sworn to before me

By the said VAN TRAN

This 21 day of OCTOBER, 2006

Notary Public *[Signature]*

