



First American Title Insurance Company

QUIT CLAIM DEED IN TRUST
Limited Liability Company



Doc#: 0701639127 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/16/2007 01:52 PM Pg: 1 of 4

THE GRANTOR, Demesatam Properties, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEY(S) and QUIT CLAIM(S) to Manuel C. and Maria E. Tam as Trustee of The Manuel C. and Maria E. Tam Revocable Trust , under Trust Number 00877832 dated September 20, 2002 of 53 W. Evergreen Drive, Lemont, IL 60439 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 13-26-212-011-0000
Address(es) of Real Estate: 3029 N. Spaulding, , Chicago, IL 60618

TO HAVE AND TO HOLD said real estate and appurtenances thereo upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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 99 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 so 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 agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with 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 persons 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 is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

UNOFFICIAL COPY

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 in 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(s) hereby waive(s) and release(s) 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 13th day of January, 2007.

Demesatam Properties, LLC

Attest Maria E. Tam
Maria E. Tam
Member

EXEMPT UNDER PROVISIONS OF THE IL
REAL ESTATE TRANSFER TAX LAW AT
CHAPTER 35, PARA 200, SEC 31-45(e).

Attest Manuel C. Tam
Manuel C. Tam
Member

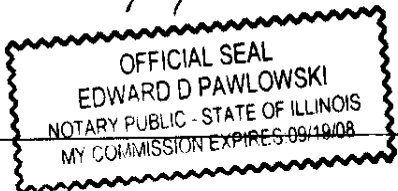
Maria E. Tam
Maria E. Tam

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Maria E. Tam and Manuel C. Tam, personally known to me to be the Members of Demesatam Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and Maria E. Tam and Manuel C. Tam signed and delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of JAN, 2007.

Commission expires 9/19/08, 20



Edward D. Pawlowski (Notary Public)

Prepared by:
Sandra M. Emerson
Law Office of Sandra M. Emerson, LLC
1011 Lake Street, Suite 412
Oak Park, IL 60301

Mail to:
Manuel C. and Maria E. Tam
53 W. Evergreen Drive
Lemont, IL 60439

Name and Address of Taxpayer:
Manuel & Maria Tam
53 W. Evergreen Drive
Lemont, IL 60439

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 36 IN BLOCK 15, AVONDALE IN BRAD SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY



First American Title Insurance Company

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.

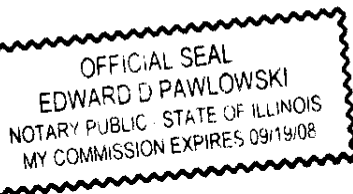
Date: Jan. 13, 2007

Signature: [Signature], Maria E. Tam
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MANUEL TAM & MARIA E. TAM
THIS 13TH DAY OF JAN
20 07

NOTARY PUBLIC

[Signature]
Edward D. Pawlowski



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.

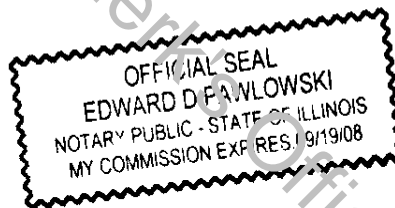
Date: Jan. 13, 2007

Signature: [Signature], Maria E. Tam
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MANUEL TAM & MARIA E. TAM
THIS 13TH DAY OF JAN
20 07

NOTARY PUBLIC

[Signature]
Edward D. Pawlowski



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]