



Doc#: 0708549166 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/26/2007 03:44 PM Pg: 1 of 3

**DEED IN TRUST**

THE GRANTORS,  
Kwok K. Tsang and  
Wai F. Tsang,  
husband and wife, of the  
City of Chicago,  
County of Cook,  
State of Illinois, for and in consideration  
of TEN & NO/100S Dollars,  
and other good and valuable  
considerations in hand paid, Convey  
and Quitclaim to Kwok K. Tsang,

as Trustee under the provisions of the Kwok K. Tsang Revocable Trust, dated July 11, 2006, and Wai F. Tsang, as  
Trustee under the provisions of the Wai F. Tsang Revocable Trust, dated July 11, 2006, as tenants in common, of  
2824 W. Berwyn, Chicago, IL 60625, and to all and every successor or successors in trust under said trust  
agreements, the following described real estate in Cook County, Illinois:

LOT THIRTEEN (13) AND SOUTH HALF OF LOT TWELVE (12) IN BLOCK SEVEN (7) IN ARGYLE, A  
SUBDIVISION OF LOTS ONE (1) AND TWO (2) IN FUSSEY AND FENNIMORE'S SUBDIVISION, OF THE  
SOUTHEAST FRACTIONAL QUARTER OF SECTION EIGHT (8), TOWNSHIP FORTY (40) NORTH, RANGE  
FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS ONE (1) AND TWO (2) OF  
COLEHOUR AND CONARROE'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Common Address: 1054 - 1068 Argyle, Chicago, Illinois  
Real estate index number: 14-08-405-010-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and  
purposes set forth in this deed and in the trust agreements.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the  
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 as desired; to contract to sell; to grant options to purchase; to  
sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a  
successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers,  
and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the  
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 present or in future, and upon any terms and for any period or periods of  
time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon  
any terms and for any period or periods of time hereafter; to contract to make 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 other 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 the premises or any part thereof; and to deal with the 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 it,  
whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to  
see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45 PARAGRAPH E  
OF THE REAL ESTATE TRANSFER TAX ACT  
*Joseph E. Kelly*  
REPRESENTATIVE

WTS

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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 trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantors 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.

The grantors have signed this deed on Feb 21, 2007.

Kwok K. Tsang  
STATE OF ILLINOIS )  
) ss.  
COOK COUNTY )

WAI FUN TSAUNG

I am a notary public for the County and State above. I certify that Kwok K. Tsang and Wai F. Tsang, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

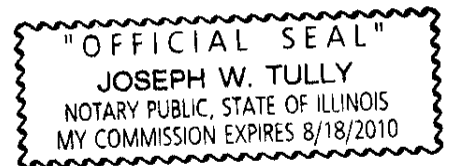
Dated: Feb-21 2007

Joseph W. Tully  
Notary Public

This document was prepared by Joseph W. Tully,  
8755 W. Higgins - Suite 500, Chicago, IL 60631

RETURN TO

Send future tax bills to:  
Kwok K. Tsang  
2824 W. Berwyn  
Chicago, IL 60625



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

Dated: February 21, 2007

Signature: *Kwong Ki Tsang*  
Grantor or Agent

Subscribed and sworn to before me on February 21, 2007

Notary Public *Joseph W. Tully*



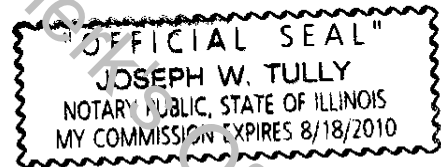
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 21, 2007

Signature: *Kwong Ki Tsang*  
Grantor or Agent

Subscribed and sworn to before me on February 21, 2007

Notary Public *Joseph W. Tully*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)