

# UNOFFICIAL COPY

DEED IN TRUST



Doc#: 0718650044 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/05/2007 02:10 PM Pg: 1 of 3

(The space above for Recorder's use only.)

THE GRANTORS JAMES Y. LI and TERESA M. LI, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and WARRANT to

JAMES Y. LI as trustee (and TERESA M. LI as co-trustee) of the JAMES Y. LI REVOCABLE TRUST, dated June 14, 2007 (hereinafter referred to as "trustee" regardless of the number of trustees) as owner of a one-half (1/2) undivided interest with

TERESA M. LI as trustee (and JAMES Y. LI as co-trustee) of the TERESA M. LI REVOCABLE TRUST, dated June 14, 2007 (hereinafter referred to as "trustee" regardless of the number of trustees) as owner of the remaining one-half (1/2) undivided interest

and to all and every successor or successors in trust under the trust agreements the following described real estate in Cook County, Illinois:

Lot 52 in Kingsport Village North II, a subdivision of the North ½ of the North West ¼ of the South West ¼ of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Street address: 1072 Kingsport Drive, Wheeling, Illinois 60090  
Real estate index number: 03-10-316-009

TO HAVE AND TO HOLD said 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 premises 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 or the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times 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 premises, or any part thereof, for other real or personal premises; 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 premises 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

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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 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 said premises 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, lease or other instrument was executed in accordance with the terms, 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 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, 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 premises, 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.

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 June 14, 2007.

James Y. Li  
JAMES Y. LI  
Teresa M. Li  
TERESA M. LI

STATE OF ILLINOIS ) ss.  
COOK COUNTY )

I am a notary public for the County and State above. I certify that JAMES Y. LI and TERESA M. LI, 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: June 14, 2007  
Eric G. Matlin  
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E  
Eric G. Matlin, Attorney June 14, 2007

Name and address of Grantee (and send future tax bills to):  
James Y. Li and Teresa M. Li, Trustees  
1072 Kingsport Drive, Wheeling, Illinois 60090

This deed was prepared by (and upon Recordation, mail to):  
Eric G. Matlin, P.C., Attorney at Law  
500 Skokie Boulevard, Suite 350  
Northbrook, Illinois 60062 (847) 770-6600

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

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## STATEMENT BY GRANTOR AND GRANTEE

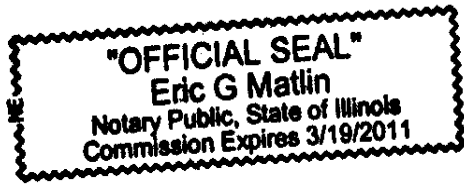
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 June 14, 2007 Signature: [Signature]  
Grantor or Agent

State of Illinois ) SS  
County of Cook )

Subscribed and sworn to before me  
this 14<sup>th</sup> day of June, 2007.

Notary Public [Signature]



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

Dated June 14, 2007 Signature: [Signature]  
Grantee or Agent

State of Illinois ) SS  
County of Cook )

Subscribed and sworn to before me  
this 14<sup>th</sup> day of June, 2007.

Notary Public [Signature]

