

UNOFFICIAL COPY



Doc#: 0728550116 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/12/2007 02:03 PM Pg: 1 of 3

WARRANTY DEED IN TRUST Living Trust

THE GRANTORS, HUNG KAI GIN and OYE CHUNE GIN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the HUNG KAI GIN REVOCABLE TRUST, dated October 5, 2007, HUNG KAI GIN, Trustee, of 6429 N. Lakewood Avenue, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

PIN: 11-32-330-018-0000

Address of Real Estate: 6429 N. Lakewood Avenue, Chicago, IL 60626

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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, 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 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 or refusal of HUNG KAI GIN, the Trustee herein named, to act, or upon his removal from the HUNG KAI GIN Revocable Trust dated October 5, 2007, then the Successor Trustee named in the Trust is 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.

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The Grantor hereby waives and releases 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 5th day of October, 2007

Hung Kai Gin
HUNG KAI GIN

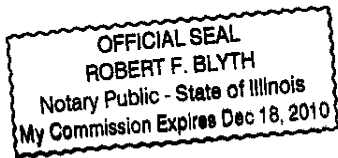
Oye Chune Gin
OYE CHUNE GIN

STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, HUNG KAI GIN and OYE CHUNE GIN 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 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.

Given under my hand and official seal, this 5th day of October, 2007

Commission expires _____, 20



Robert F. Blyth (Notary Public)
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e),
SECTION 5-51-7, of the REAL ESTATE TRANSFER TAX LAW

DATE: Oct. 5, 2007

Hung Kai Gin
Signature of Buyer, Seller or Representative

Prepared by and Mail To:

Robert F. Blyth
Law Offices of Robert F. Blyth
3808 N. Central Avenue
Chicago, IL 60634

Name and Address of Taxpayer:

Hung Kai Gin
6429 N. Lakewood Avenue
Chicago, IL 60626

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STATEMENT BY GRANTOR AND GRANTEE

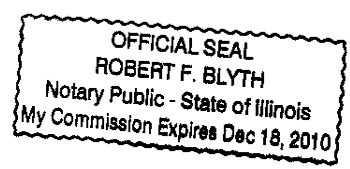
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 10-5-2007

Signature: *Henry Kai Si*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 5th DAY OF October,
20 07

NOTARY PUBLIC *Robert F. Blyth*



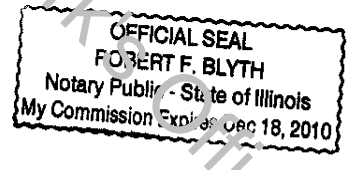
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: *Henry Kai Si*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 5th DAY OF October,
20 07

NOTARY PUBLIC *Robert F. Blyth*



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.