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Doc#: 0802942226 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2008 02:24 PM Pg: 1 of 4

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**WARRANTY DEED IN TRUST**

**CTIC LND MGR**

**1 OF 3 SA2255436**

Property of Cook County Clerk's Office

**BOX 334 CTI**

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# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Wayne Hui & Kui Zeng, his wife;

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 23rd day of December 2004, known as Trust Number 13888, the following described real estate in the County of Cook and State of Illinois, to-wit:

*\* Not including the estate as trustee under Trust Number 13888 dated December 23, 2004*  
see attached Exhibit "A"

P.I.N.: 14-21-106-034-1046

Common Address: 663 W. Grace; Unit 402; Chicago; IL. 60613

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding 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 and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew 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 said premise or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 indenture and by said 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 indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

And the said 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 grantor s aforesaid have hereunto set their hands and seal this 22 day of January 2008

Wayne Hui  
Wayne Hui

Kui Zeng  
Kui Zeng

THIS INSTRUMENT WAS PREPARED BY:

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Wayne Hui and Kui Zeng, his wife;

personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that their 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 notarial seal this 22 day of Jan 2008

OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires 5/6/08

[Signature]  
Notary Public

**PARKWAY BANK AND TRUST COMPANY**  
**4800 NORTH HARLEM AVENUE**  
**HARWOOD HEIGHTS, ILLINOIS 60656**

For information only insert street address of above described property

# UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A (CONTINUED)

ORDER NO.: 1410 SA2255436 EP

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 402 IN THE 663 WEST GRACE STREET CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 1, 2 AND 3 IN P. N. KOHESATT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13 AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26104048, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS

JAN. 23. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000106605

REAL ESTATE TRANSFER TAX

00115.00

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JAN. 23. 08

REVENUE STAMP

# 0000106854

REAL ESTATE TRANSFER TAX

00057.50

FP 102802

CITY TAX

CITY OF CHICAGO

JAN. 23. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000000

REAL ESTATE TRANSFER TAX

00862.50

FP 102805