

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 0825246010 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2008 02:01 PM Pg: 1 of 4

The Grantors, **KUT HAY MUI and WAI FONG MUI, HUSBAND AND WIFE**, both of the County of Cook, and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, CONVEY AND WARRANT UNTO

Wai Fong Mui, as trustee (hereinafter referred to as the "trustee") under the provisions of a trust agreement dated August 8, 2007, and known as the **MUI FAMILY TRUST**, whose present address is
1023 N. Taylor Avenue, Oak Park, Illinois,

and unto all and every successor or successor in trust under said trust agreement, all of the Grantors' right, title and undivided 100% interest in the following described real estate in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.

PERMANENT INDEX NUMBER: 16-05-118-032-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:
1023 N. Taylor Avenue, Oak Park, Illinois 60302

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 are 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 successor in trust and to grant to such successor or successor 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 *in futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise a term of 198 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 premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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.

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

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The said 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 said Grantors also hereby agree and acknowledge that the above property is and shall continue to be "marital property" pursuant to the Illinois Marriage and Dissolution of Marriage Act.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands this 8th day of August, 20 07.

Wai Fong Mui
WAI FONG MUI, Grantor

Kut Hay Mui
KUT HAY MUI, Grantor

EXEMPTION APPROVED
Janora Foster
VILLAGE CLERK
VILLAGE OF OAK PARK

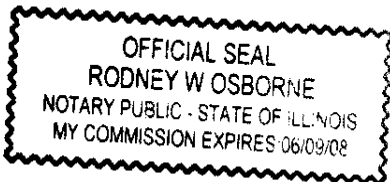
Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

8/8/2007
Date [Signature]
Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KUT HAY MUI and WAI FONG MUI, 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 8th day of August, 20 07.



[Signature]
Notary Public

My commission expires _____

THIS DEED PREPARED BY AND MAIL RECORDED DEED TO:

Rodney W. Osborne, Esq.
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

Wai Fong Mui, Trustee
Mui Family Trust
1023 N. Taylor Avenue
Oak Park, Illinois 60302

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EXHIBIT A
Legal Description

PIN: 16-05-118-032-0000

1023 N. Taylor Avenue, Oak Park, IL 60302

Lot 12 in Bon Air Subdivision of part of the North West 1/4 of Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

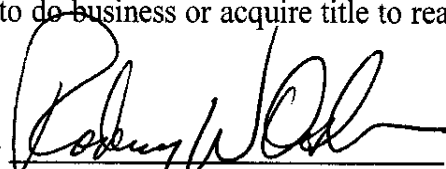
Property of Cook County Clerk's Office

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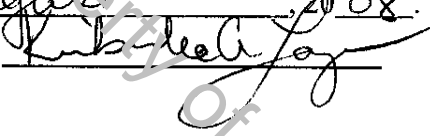
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated AUG 20 2008

Signature 
Grantor or Agent

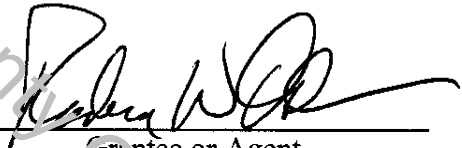
Subscribed and sworn to before me
by the said Rodney W. Osborne, Attorney for Grantor this 20th
day of August, 2008.

Notary Public 

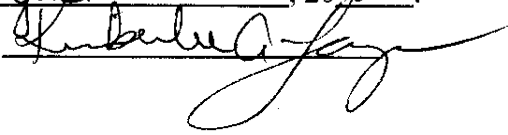


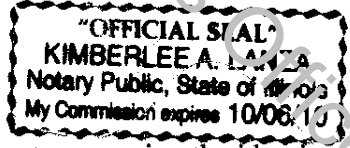
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated AUG 20 2008

Signature 
Grantee or Agent

Subscribed and sworn to before me
by the said Rodney W. Osborne, Attorney for Grantor this 20th
day of August, 2008.

Notary Public 



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 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).