

## DEED IN TRUST



Doc#: 0936446036 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/30/2009 03:09 PM Pg: 1 of 4

THE GRANTORS  
**CHOW S. LAM** and  
**IRENE L. LAM**, his wife  
of the Village of Libertyville, Lake  
County, State of Illinois, for and in  
consideration of Ten Dollars,  
and other good and valuable  
considerations in hand paid,  
Conveys/QUITCLAIMS to:

**CHOW S. LAM** and  
**IRENE L. LAM**  
1731 Nathan Lane  
Libertyville, Illinois, 60048

as trustees, under the provisions of a trust agreement dated December 21, 2009, and known as **THE LAM FAMILY TRUST** and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

**SEE ATTACHED**

Real Estate Address: **1001 W. Madison Street, Unit 304, Chicago, IL. 60607**

Property Index Number: **17-17-203-030-1019 & 17-17-203-030-1115**

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 agreement.

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 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 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.

# UNOFFICIAL COPY

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 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.

The grantors hereby expressly waives and releases 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 December 21, 2009.

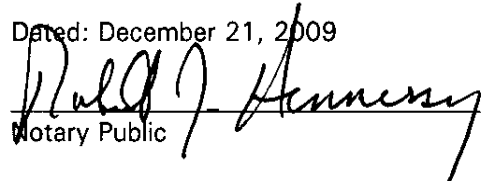
  
CHOW S. LAM

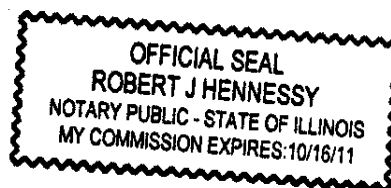
  
IRENE L. LAM

STATE OF ILLINOIS    )  
                                  ) ss.  
COOK COUNTY         )

I am a notary public for the County and State above. I certify **CHOW S. LAM** and **IRENE L. LAM** 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: December 21, 2009

  
Notary Public



Name and address of grantee and send future tax bills to: **CHOW S. LAM 1731 Nathan Lane, Libertyville, IL. 60048**

This deed was prepared by and mail to: **Robert J. Hennessy, 11800 S. 75<sup>th</sup> Avenue, Suite 101, Palos Heights, IL 60463**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Law.

Signed: 

Dated: 

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## EXHIBIT "A" LEGAL DESCRIPTION

**PROPERTY:** 1001 Madison Condominium, Unit 304, Chicago, IL

**PARCEL 1:**

Unit 304 and Parking P-70 in the 1001 Madison Condominium as depicted on the plat of survey of the following described parcel of real estate:

THAT PROPERTY AND SPACE LYING BELOW A CERTAIN HORIZONTAL PLANE LOCATED 62.00 FEET ABOVE CHICAGO CITY DATUM WHICH IS CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THOSE PARTS OF LOTS 1 THROUGH 9, INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN EDWARD K. ROGER'S SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN, AND WHICH SUREVEY IS ATTACHED TO, THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Parcel 2:**

Exclusive right to use Storage Space S-44, a Limited Common Element as delineated on the survey attached to the declaration aforesaid recorded as Document Number 0021203593.

# UNOFFICIAL COPY

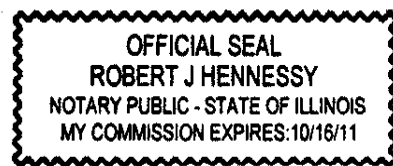
## STATEMENT BY GRANTOR AND GRANTEE

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: 12/21/2009

Signature *[Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID CHOW S. LAM  
THIS 21<sup>ST</sup> DAY OF DECEMBER,  
2009.



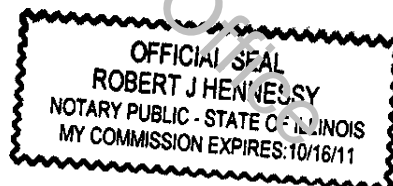
NOTARY PUBLIC *[Signature]*

The grantee 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 12/21/2009

Signature *[Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID IRENE L. LAM  
THIS 21<sup>ST</sup> DAY OF DECEMBER,  
2009.



NOTARY PUBLIC *[Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}