

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc#: 1010456081 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 04/14/2010 02:48 PM Pg: 1 of 5

Mail Recorded Deed To:  
Robert A. Motel, P.C.  
4433 W. Touhy Avenue, Suite 465  
Lincolnwood, IL 60712

Mail Subsequent Tax Bills To:  
Johnson L. Chiong & Katy L. Chiong  
5637 Red Oak Drive - Homesite #435  
Hoffman Estates, IL 60192

THE GRANTORS, **JOHNSON L. CHIONG** and **KATTY L. CHIONG**, husband and wife, of the Village of Hoffman Estates, County of Cook and State of Illinois, and **ERIKA L. CHIONG**, a/k/a **ERIKA C. CLAUD**, married to **R. DANIEL CLAUD III**, of the City of Chicago, County of Cook and State of Illinois, for and inconsideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

**CONVEY** and **WARRANT** unto **JOHNSON L. CHIONG**, as Trustee under the provisions of a trust agreement dated the 29<sup>th</sup> day of March, 2010, and known as **THE JOHNSON L. CHIONG REVOCABLE TRUST AGREEMENT**, as to a one-half (1/2) interest as Tenants in Common, and unto **KATTY L. CHIONG**, as Trustee under the provisions of a trust agreement dated the 29<sup>th</sup> day of March, 2010, and known as **THE KATTY L. CHIONG REVOCABLE TRUST AGREEMENT**, as to a one-half (1/2) interest as Tenants in Common, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E

Date: March 29, 2010

Sign: KL Chiong

Permanent Real Estate Index Numbers (PIN): 14-28-313-054-1076

Address of Real Estate: 607 W. Wrightwood, Unit #701, Chicago, IL 60614

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; to vacate any subdivision or part thereof, and to resubdivide said property as often 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 in futuro, 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 to 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 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 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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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 this trust have been complied with, or 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 of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 29<sup>th</sup> day of March, 2010.

  
JOHNSON L. CHIONG

  
KATTY L. CHIONG

State of Illinois, County of Cook ss.

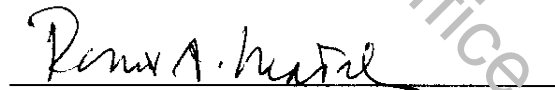
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

**JOHNSON L. CHIONG and KATTY L. CHIONG, husband and wife,**

are 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. **\*This is not homestead property.**

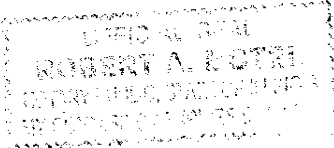
Given under my hand and official seal, this 29<sup>th</sup> day of March, 2010.

Commission expires May 18, 2010.

  
NOTARY PUBLIC

This instrument was prepared by: Robert A. Motel, 4433 W. Touhy Avenue, Suite 465, Lincolnwood, IL 60712

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 31 day of March, 2010.

*Erika L. Chiong*  
**ERIKA L. CHIONG**

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

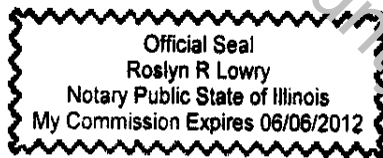
**ERIKA L. CHIONG,**

is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. **\*This is not homestead property.**

Given under my hand and official seal, this 31 day of March, 2010.

Commission expires: 06/06/2012.

*Roslyn R. Lowry*  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NO. 701 IN THE PARK WEST CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN FRED C. BELLS RESUBDIVISION OF LOTS 2 AND 3 IN SWIFT'S SUBDIVISION OF LOT 11 IN COUNTRY CLERK'S SUBDIVISION OF OUTLOT 'D' IN WRIGHTWOOD IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 40 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 24584846, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 32, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 24584846, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers (PIN): 14-28-313-054-1076

Address of Real Estate: 607 W. Wrightwood, Unit #701, Chicago, IL 60614

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**EUGENE "GENE" MOORE**

**RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS**

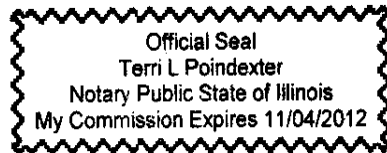
## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and 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: March 29, 2010

Signature: *Ramona A. Ward, atty. T*  
~~Grantor~~ *Agent*

Subscribed and Sworn to before me  
this 29<sup>th</sup> day of March, 2010  
Notary Public *Terri L. Poindexter*

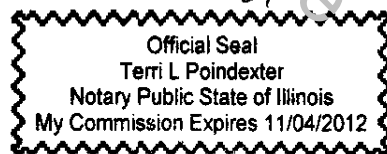


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 29, 2008

Signature: *Ramona A. Ward, atty. T*  
~~Grantee~~ *Agent*

Subscribed and Sworn to before me  
this 29<sup>th</sup> day of March, 2008  
Notary Public *Terri L. Poindexter*



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 4 of the Illinois Real Estate transfer Tax Act.)