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Doc#: 1016233068 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/11/2010 01:39 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

Recorder's use only

Todd
502627-DI

THIS INDENTURE WITNESSETH, THAT the Grantors, JAMES J. KIM, a married person*, of the County of Cook and the State of Illinois and JUN JA KIM, a married person*, of the County of Will and the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, convey and warrant unto the Grantee, Thomas James Dubsy and Deborah Jean Chandler, as Co-Trustees under the Luv-a-Dub Fund Trust as established by Trust Agreement dated July 18, 2008, whose address is 9716 Hummingbird Hill Drive, Orland Park, IL 60467, the following described real estate situated in the County of Cook, in the State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO

together with all the appurtenances and privileges thereunto belonging or appertaining (the "Real Estate"); subject only to the following, if any: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Grantee and anyone claiming by, through or under Grantee, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

*The Real Estate is not the homestead property of Grantors.

Permanent Index No.: 17-22-110-100-1009 and 17-22-110-100-1422

Address: 1322 S. Prairie, #309 & GU-202, Chicago, Illinois 60605

In Witness Whereof, the grantors aforesaid have hereunto set their hands this 3rd day of June, 2010



JAMES J. KIM



JUN JA KIM

Box 400-CTCC

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 to be obliged or privileged to inquire into any or 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 herein 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or

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equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

State of Illinois)
) ss
 Cook County)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. KIM and JUN JA KIM, 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 3rd day of June, 2010.

My Commission expires: 9/10/12



Sarah Ryczek

 NOTARY PUBLIC

This instrument was prepared by:

Mail subsequent tax bills to:

Stephanie Kim
 120 S. Riverside Pl. #1200
 Chicago, IL 60606

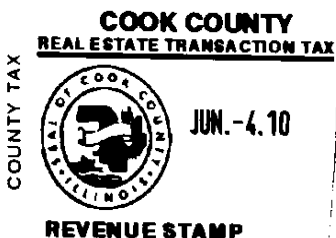
Luv-a-Dub Fund Trust
 1322 S. Prairie, #309
 Chicago, IL 60605

Upon recording mail to:

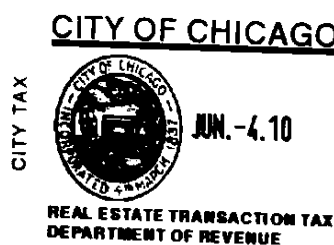
Jeffrey M. McCarthy
 136 E. Ninth Street
 Lockport, IL 60441



# 0000000475	REAL ESTATE TRANSFER TAX
	00245.00
	FP 103024



# 0000000477	REAL ESTATE TRANSFER TAX
	00122.50
	FP 103022



# 00000198	REAL ESTATE TRANSFER TAX
	02572.50
	FP 103023

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EXHIBIT A

PARCEL ONE:

UNIT 309 AND GU-202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES COMDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457530, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF ACCESS EASEMENTS RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457528.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530.