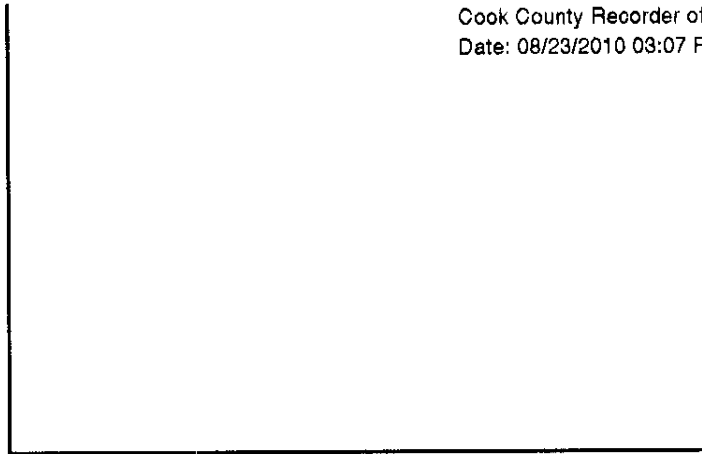




Doc#: 1023529070 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2010 03:07 PM Pg: 1 of 4

**DEED IN TRUST  
(QUIT CLAIM)**



(The Above Space for Recorder's Use Only)

**THIS INDENTURE WITNESSETH**, that the Grantors, **James Chin and Mei Har Chin, married to each other**, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Quit Claim an undivided one-half (1/2) interest to **Cynthia K. Madalinski, as Trustee of the James Chin Trust Agreement dated the 3rd day of August, 2010**, and an undivided one-half (1/2) interest to **Mei Har Chin and Christine M. Chin, as Co-Trustees of the Mei Har Chin Trust Agreement dated the 3rd day of August, 2010** the following described real estate in the County of Cook State of Illinois:

LOTS 45 AND 46 IN BLOCK 6 IN RIVERSIDE ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PARTS OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 09-20-219-024-0000 and 09-20-219-025-0000

**Exempt deed or instrument  
eligible for recordation  
without payment of tax.**

Commonly Known As: 1450 Campbell, Des Plaines, IL, 60016.

J. Brown 8/18/10  
City of Des Plaines

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

Full power and authority are hereby granted to said trustees 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 subdivide 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 successor in trust all of the title, estate, power and authorities vested in said co-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 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 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

**Exempt under Real Estate Transfer Tax Act Sec. 4**

Par. e & Cook County Ord. 95104 Par. e

# UNOFFICIAL COPY

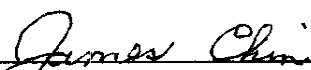
to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about an 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.

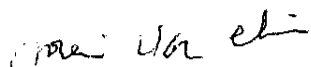
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, 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 trustees in relation to this 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 the 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 the Indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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.

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 not 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 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 grantors have set their hands and seals on August 3, 2010.

  
\_\_\_\_\_  
James Chin

  
\_\_\_\_\_  
Mei Har Chin

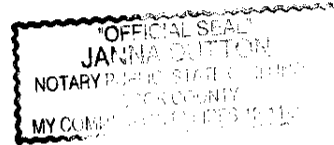
# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK     )

I, a Notary Public in and for the County and State, CERTIFY that **James Chin and Mei Har Chin**, 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 instruments 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 August, 2010.

Janna Dutton  
NOTARY PUBLIC  
Employee of Law Office of Dutton & Casey, P.C.



Prepared by : Dutton & Casey, P.C.  
One North LaSalle St. Suite 1700  
Chicago, IL 60602

Address of Property: 1450 Campbell  
Des Plaines, IL 60016  
(The above address is for statistical purposes only and is not part of this deed.)

Mail Recorded  
Document to : Dutton & Casey, P.C.  
One North LaSalle St. Suite 1700  
Chicago, IL 60602

Mail Subsequent Tax  
Bills to : James and Mei Har Chin  
1450 Campbell  
Des Plaines, IL 60016

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

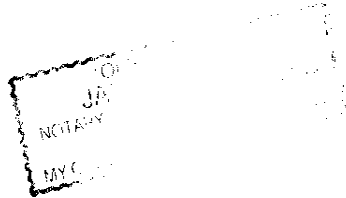
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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: August 3, 2010.

Signature: James Chin  
Grantor or Agent

Subscribed and sworn to before me  
this 3rd day of August, 2010  
Notary Public James Chin

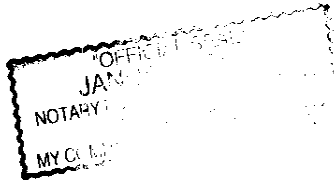


The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 3, 2010

Signature: James Chin  
Grantor or Agent

Subscribed and sworn to before me  
this 3rd day of August, 2010  
Notary Public James Chin



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C 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.)

Our reference# :10-107 - Mei Har And James Chin