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QUIT CLAIM DEED IN TRUST

Doc#: 1119913008 Fee: \$50.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2011 08:38 AM Pg: 1 of 7

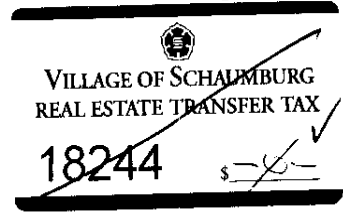
THIS DOCUMENT PREPARED BY:

Julie Mark Helman, Attorney
Law Office of Julie Mark Helman
310 N. Main St.
Galena, IL 61036

RETURN DEED TO AND SEND
FUTURE TAX BILLS TO:

Henry Kim and Jane Kim
11024 E. Golf View Drive
Galena, IL 61036

THE GRANTOR, **Brian M. Kim, a married man**, of the City of Sunnyvale, in the County of Santa Clara and State of California, and **Henry Kim and Jane Kim, husband and wife**, of the City of Galena, County of Jo Daviess and State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS and QUITCLAIMS to GRANTEES, Henry Kim and Jane Kim, as Co-Trustees of the Henry Kim and Jane Kim Revocable Trust dated the 17th day of January, 2008**, of the City of Galena, in the County of Jo Daviess and State of Illinois, interest in the following described real estate in the County of Jo Daviess and State of Illinois, to-wit:



PARCEL 1:

Unit Number 31-5 in the Twelve Oaks at Schaumburg Condominium, as delineated on a survey of the following described tract of land:

Lots 1,2, Outlot "A" and Outlot "B" in Garden Glen, being a subdivision in the Northwest Quarter (NW 1/4) of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, according to Plat recorded October 6, 1986 as Document 86459348 as amended by amended Plat recorded December 28, 2006 as Document Number 0636209030, in Cook County, Illinois;

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0700209057; together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2: (Amanda Lane)

Perpetual, non-exclusive easement for the benefit of Parcel 1 aforesaid created by Grant of Easement for ingress and egress recorded September 9, 1982 as Document 26345788 and amended by instrument recorded September 15, 1988 as Document 88421690 over, under, across, along, through and upon the following described property:

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Permanent Index No.:
07-10-101-017-0000 ✓

Property Address:
129 White Oak Court #5 ✓
Schaumburg, Illinois 60195

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, 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 of 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 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 change, 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 this 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 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

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The North 27.0 feet of the South 37.0 feet of the East 673.82 feet to the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, being a bituminous paved drive with concrete curbing for ingress and egress, EXCEPTING THEREFROM the West 17.00 feet of the East 50.00 feet of the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, lying South of the South line of a certain piece of property acquired by the Illinois State Toll Highway Commission, as a permanent easement recorded on April 23, 1957 as Document 16885123.

PARCEL 3: (Lake Easement)

Perpetual, non-exclusive easement for the benefit of Parcel 1 aforesaid created by Grant of Easement for ingress and egress to, and use of, Lake recorded September 9, 1982, as Document 26345787, and the Amendment thereto recorded June 15, 2006 as Document No. 0616610044, along, around, and upon the following described property:

That part of the East Half of the Northwest Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at a bronze marker at the Southeast corner of the Northwest Quarter of said Section 10; thence South 87 degrees, 17 minutes, 23 seconds West along the South line of said Northwest Quarter of Section 10, a distance of 671.54 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 252.00 feet; thence North 87 degrees, 17 minutes, 23 seconds East, a distance of 50.22 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 257.90 feet to the South back of existing curb of Kristin Drive, (a private drive) for a point of beginning; thence South 87 degrees, 17 minutes, 23 seconds West along the back of curb, a distance of 6.95 feet to a point of curve; thence Westerly, Northerly, and Easterly along the existing curb, existing curb forming an arc of a circle (convex westerly, having a radius of 153.20 feet, chord North 22 degrees, 12 minutes, 46 seconds West, a distance of 288.82 feet), a distance of 377.00 feet to the point of tangency; thence North 48 degrees 17 minutes, 05 seconds East along the back of the North curb, a distance of 199.86 feet to a point of curve; thence Easterly along the arc of a circle (convex North, along the North back of existing curb, having a radius of 233.50 feet, chord North 51 degrees, 12 minutes, 31 seconds East, a distance of 23.82 feet), a distance of 23.83 feet to the end of the existing curb; thence continuing along the arc of the last described circle, (chord North 65 degree, 12 minutes, 31 seconds East, a distance of 97.70 feet), a distance of 98.43 feet to the point of tangency; thence North 78 degrees, 17 minutes, 05 seconds, a distance of 335.52 feet to a point of curve; thence Easterly along the arc of a circle (convex North having a radius of 527.57 feet, chord North 84 degrees, 03 minutes, 25 seconds East, a distance of 106.12 feet), a distance of 106.30 feet to the West line of the land granted to the Illinois State Toll Highway Commission for perpetual easement in Document 16885123; thence South 00 degree, 05 minutes, 04 seconds East along the last described line, a distance of 479.31 feet to the back line of the existing North curb of Kristin Drive, (a private drive); thence South 87 degrees, 22 minutes, 08 seconds West along the back of said North curb of Kristin Drive, a distance of 125.18 feet; thence North 02 degrees, 42 minutes, 37 west.

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a distance of 61.82 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 36.86 feet; thence North 02 degrees, 42 minutes, 37 seconds West, a distance of 50.00 feet; thence South 87 degrees, 17 minutes, 23 seconds West, a distance of 11.30 feet; thence North 02 degrees, 42 minutes, 37 seconds West along a line 5.00 feet East of and parallel with the East wall of an existing one-story brick building, a distance of 68.86 feet; thence South 87 degrees, 17 minutes, 23 seconds West along a line 5.00 feet North of and parallel with said building, a distance of 109.34 feet; thence North 02 degrees, 40 minutes, 22 seconds East, a distance of 9.93 feet; thence South 87 degrees, 19 minutes, 38 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the Northerly swimming pool fence, a distance of 102.88 feet; thence South 02 degrees, 53 minutes, 22 seconds East along a line 5.00 feet Westerly of and parallel with the centerline of the corner posts of the existing swimming pool fence, a distance of 50.27 feet; thence South 87 degrees, 21 minutes, 38 seconds West along a line 5.00 feet Northerly of and parallel with the centerline of the corner posts of the tennis court fence a distance of 132.35 feet thence South 02 degrees, 28 minutes, 52 seconds East along a line 5.00 feet Westerly of and parallel with the centerline of the corner posts of existing tennis court fence, a distance of 139.95 feet to the back of the aforesaid North curb of Kristin Drive, (a private drive); thence South 87 degrees, 22 minutes, 08 seconds West along the North curve of Kristin Drive, a distance of 59.83 feet; thence South 02 degrees, 42 minutes, 37 seconds East, a distance of 27.70 feet to the point of beginning, in Cook County, Illinois.

PARCEL 4:

Easements contained in the Grant of Facilities easement agreement dated March 28, 1988 and recorded September 15, 1988 as Document 83421687 by and among LaSalle National Bank, as trustee under trust agreement dated February 12, 1981 and known as Trust Number 103671, Twenty-one Kristin Limited Partnership, American National Bank and Trust Company, as Trustee under Trust Agreement dated October 15, 1985 and known as Trust Number 65791, and Garden Glen Limited Partnership, Amendment recorded May 5, 1999 as Document 99433403, and the Amendment thereto recorded June 15, 2006 as Document No. 0616610044; (A) under, along, across and through the storm water facilities premises, as defined therein, to accept and carry storm water, (B) under, along, across, and through the storm water facilities premises to connect to and use the storm water facilities, (C) in, over, along, through and across the lake easement parcel and the lake for surface drainage of storm water and for the use of the lake to accept, detain and retain storm water drainage, and (D) in, over, under, along, through and across, for a right of entry, the Kristin Property, as defined therein, for the purpose of exercising the rights to maintain and repair the facilities, as defined therein.

SUBJECT to all rights, easements, covenants, conditions, restrictions and reservation contained in Declaration of Condominium.

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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.

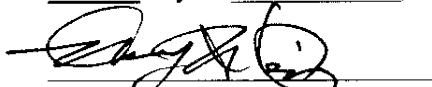
The said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The 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 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.

THE UNDERSIGNED REPRESENT THAT NEITHER SHE, NOR ANYONE CLAIMING UNDER HER, HAS A HOMESTEAD INTEREST IN THE AFOREDESCRIBED REAL ESTATE.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 1 day of June, 2011.


Henry Kim


Jane Kim

STATE OF ILLINOIS)
) ss.
COUNTY OF JODAVIESS)

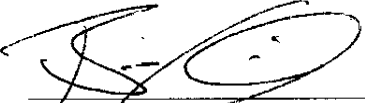
I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT, Henry Kim and Jane Kim**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person 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 Notarial Seal this 1 day of June, 2011.




Notary Public

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Brian M. Kim

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SANTA CLARA)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT, Brian M. Kim**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal this 24 day of MAY, 2011.





 Notary Public

COUNTY – ILLINOIS TRANSFER STAMPS

Exempt under provisions of
 Paragraph e, Section 31-45,
 Real Estate Transfer Tax Law.
 (35 ILCS 200/31-1 et seq)

Date: June 1, 2011
 Buyer, Seller or Representative: J. Mitchellman

JR020SA1!_F01

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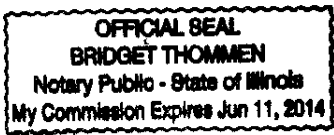
STATEMENT BY GRANTOR AND GRANTEE

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 June 1, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor's agent
This 13th day of June, 2011
Notary Public Bridget Thommen

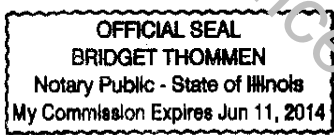


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date June 1, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said grantee's agent
This 13th day of June, 2011
Notary Public Bridget Thommen



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)