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DEED IN TRUST



Doc#: 1207613005 Fee: \$48.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/16/2012 08:51 AM Pg: 1 of 5

THE GRANTOR, Keylor H. Chan, and his wife, Maren Chan, of the City of Evanston, County of Cook and State of Illinois, in consideration of the sum of ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Keylor H. Chan and Maren Chan, Trustees,**

FOR RECORDER'S USE

under the terms and provisions of a certain Agreement dated the 23rd day of February 2012, and known as the **Keylor H. and Maren Chan Revocable Trust,** whose address is 719-A Hinman, Unit G, Evanston, IL 60202, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 12-19-408-042-1011

Address of Real Estate: 719-A Hinman, Unit G, Evanston, IL 60202

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said

S yes
P Y
S N
M yes
SC yes
E N
INT yes

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Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability or refusal of both of the Trustees herein named to act, or upon their removal from the County, **Marty Chan** is then appointed as Successor Trustee of the **Keylor H. and Maren Chan Revocable Trust** herein with like powers and authority as is vested in the Trustees named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or not in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homesteads from sale or execution or otherwise.

DATED this 23rd day of February 2012.

 (SEAL)
Keylor H. Chan, Grantor

 (SEAL)
Maren Chan, Grantor

State of Illinois)
)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Keylor H. Chan and Maren Chan**, 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

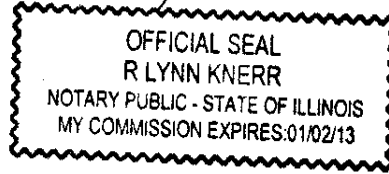
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right of homestead.

Given under my hand and seal this 23rd day of February 2012.

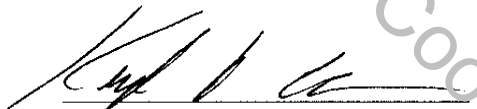
Commission expires January 2, 2013


NOTARY PUBLIC



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E) SECTION 31-45 OF THE PROPERTY TAX CODE.

DATED this 23rd day of February 2012.


Keylor H. Chan, Grantor (SEAL)

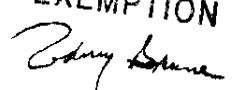

Maren Chan, Grantor (SEAL)

LEGAL DESCRIPTION OF PROPERTY TO BE TRANSFERRED:

UNIT NUMBER 719A-G IN THE MIDLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF PROPERTY: PTS 7 AND 8 AND THE EAST 29.9 FEET OF LOT 9 IN BLOCK 3 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, EAST OF GREEN HAY ROAD, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD IN COOK COUNTY, ILLINOIS, AND WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BANK ONE CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1993, AND KNOWN AS TRUST NO. R-3930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 04003604.

Also commonly known as: 719-A Hinman, Unit G, Evanston, IL 60202

PREPARED BY: Dennis P. Hannon, Attorney
1749 S. Naperville Road, Suite 103
Wheaton, IL 60189

CITY OF EVANSTON
EXEMPTION

CITY CLERK

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MAIL DEED TO: Dennis P. Hannon, Attorney
1749 S. Naperville Road, Suite 103
Wheaton, IL 60189

SEND TAX BILLS TO: Keylor H. Chan and Maren Chan, Trustees
719-A Hinman, Unit G
Evanston, IL 60202

Property of Cook County Clerk's Office

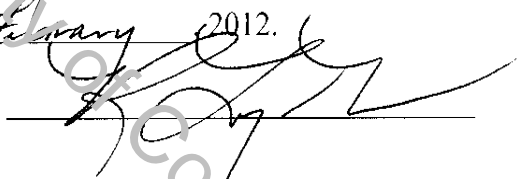
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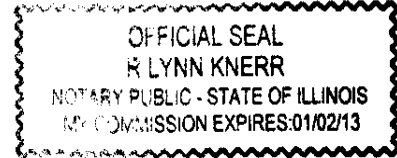
STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

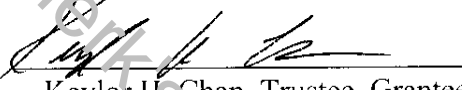
Dated February 23, 2012 Signature 
Keylor H. Chan, Grantor

Subscribed and sworn to before me by the said Keylor H. Chan this 23rd day of February, 2012.

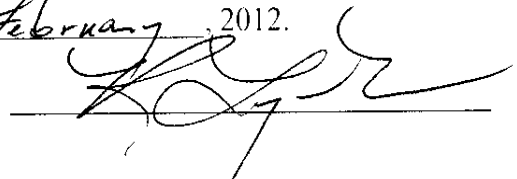
Notary Public 

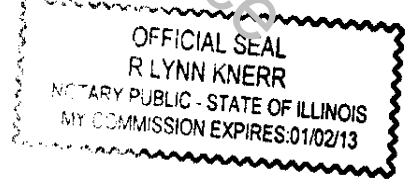


The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 23, 2012 Signature 
Keylor H. Chan, Trustee, Grantee

Subscribed and sworn to before me by the said Keylor H. Chan, Trustee, this 23rd day of February, 2012.

Notary Public 



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.