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Doc#: 1215345061 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/01/2012 01:38 PM Pg: 1 of 6

DEED IN TRUST

After Recording Mail To:
IBT LAWS, LLC
1245 Milwaukee Ave., Suite 101
Glenview, IL 60025

Name and Address of Taxpayer:
Becky Choi
2527 Fontana Dr.
Glenview, IL 60025

THIS INDENTURE WITNESSETH, That the Grantors, ADAM CHOI and IN SOO CHOI, of the County of Cook and State of Illinois for and in consideration of the sum of ten and 10/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto BECKY CHOI of 2527 Fontana Dr., Glenview, IL 60025, as TRUSTEE under the provisions of an IRREVOCABLE TRUST AGREEMENT dated April 10, 2012 the following described real estate in County of Cook and State of Illinois, to wit:

Permanent Real Estate Index Numbers: 09-13-401-065-1007

Property Address: 8836 Western Ave, Unit 1G, Des Plaines, IL 60018
Property not located in the corporate limits of City of Des Plaines. Deed or instrument not subject to transfer tax.

Legal Description: See Exhibit "A"

M. Klein
City of Des Plaines

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, 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, 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 reversions, by leases to commence in praesenti or 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 196 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 the 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 by lawful

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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 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 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.


And the said grantor(s) hereby expressly waive(s) and release(s) 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.

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal

this 10th day of April, 2012.



ADAM CHOI (Seal)



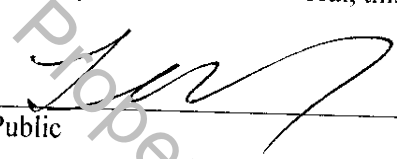
IN SOO CHOI (Seal)

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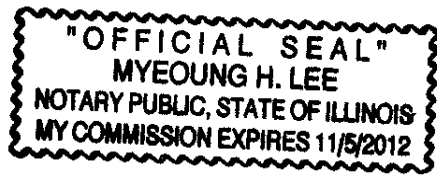
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT IN SOO CHOI, personally known to me to be the same person whose name 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 notarial seal, this 10th day of April, 2012



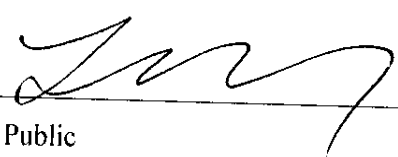
Notary Public



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ADAM CHOI, personally known to me to be the same person whose name 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.

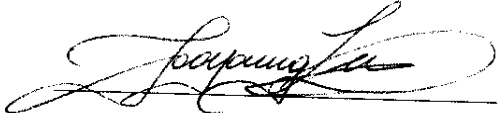
Given under my hand and notarial seal, this 10th day of April, 2012



Notary Public



Illinois Transfer Stamp – Exempt under provisions of paragraph E Section 4, Real Estate Transfer Act



Buyer, Seller, or Representative

Prepared by: Joo Young Lee
Attorney at Law
1245 Milwaukee Ave #101
Glenview, IL 60025

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1:

Unit No. 107 G, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of the Southeast 1/4 of Fractional Section 10, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of the aforesaid Southeast 1/4 of Section 10; thence North 742.85 feet along the East line of said Southeast 1/4; thence West 60.24 feet along a line drawn perpendicular to the East line of said Southeast 1/4, to the point of beginning of the herein described tract of land; thence continuing West 73.52 Feet along the Westerly extension of said perpendicular line; thence North 185.07 feet along a line drawn parallel with the East line of the aforesaid Southeast 1/4; thence East 73.52 feet along a line drawn perpendicular to the East line of the aforesaid Southeast 1/4; thence South 185.07 feet along a line drawn parallel with the East line of the aforesaid Southeast 1/4, to the hereinabove designated point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "P" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Courtland Square Condominium Building No. 9 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39321, and recorded July 17, 1979 as Document No. 25053441, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

PARCEL NO. 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Courtland Square Homeowner's Association recorded July 17, 1979 as Document 25053432

Address: 8836 Western Ave., Unit 1G, Des Plaines, IL 60016

PIN: 09-10-401-065-1007

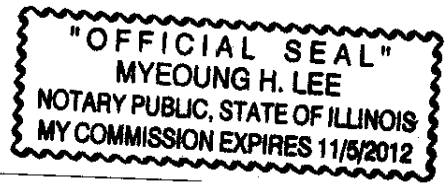
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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 APRIL 10, 2012 Signature: *In Soo Choi*
Grantor or Agent

Subscribed and sworn to before
Me by the said IN SOO CHOI
this 10th day of APRIL,
2012.

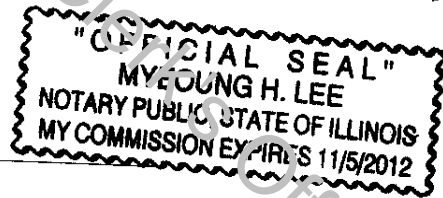


NOTARY PUBLIC *[Signature]*

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 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.

Date APRIL 10, 2012 Signature: *Becky Choi*
Grantee or Agent

Subscribed and sworn to before
Me by the said BECKY CHOI
This 10th day of APRIL,
2012.



NOTARY PUBLIC *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

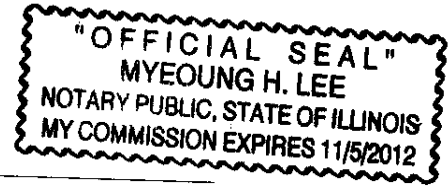
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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 APRIL 10, 2012 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said ADAM CHOI
this 10th day of APRIL,
2012.

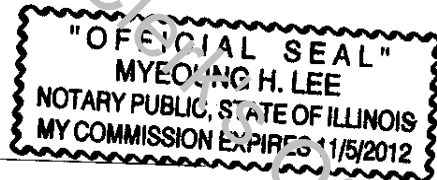


NOTARY PUBLIC [Signature]

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 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.

Date APRIL 10, 2012 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said BECKY CHOI
This 10th day of APRIL,
2012.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)