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Doc#: 1305804026 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 09:21 AM Pg: 1 of 2

This instrument prepared by:
Galanopoulos & Galgan
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

Mail future tax bills to:
Jingdong Qin
5331 S. Dorchester Avenue Unit 2
Chicago, IL 60615

Mail this recorded instrument to:
Marc W. Sargis 5220 S Berkeley
7366 N. Lincoln Avenue UNIT C
Lincolnwood, IL 60712
CHICAGO, IL 60615

130194804277

TRUSTEE'S DEED JOINT TENANCY

This Indenture, made this 15th day of February, 2013, between Shyam L. Bhatia as Trustee under the provisions of a Trust Agreement dated the 14th of October, 2009 and known as Trust No. 1 as to an undivided 50% interest, Raj Bhatia as Trustee under the provisions of a Trust Agreement dated the 14th of October, 2009 and known as Trust No. 1 as to an undivided 50% interest as, party of the first part, and Jingdong Qin and Min Teng, not as tenants in common but as joint tenancy, of 5220 S. Berkeley Unit C, Chicago, Illinois 60615, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

UNIT NUMBER 5331-2 IN WINSTON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 AND 13 IN BLOCK 29 IN HYDE PARK, A SUBDIVISION OF SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY HYDE PARK BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 23, 1977 AND KNOWN AS TRUST NO. 391, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25595181, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

Permanent Index Number(s): 20-11-416-038-1011

Property Address: 5331 S. Dorchester Avenue Unit 2, Chicago, IL 60615

REAL ESTATE TRANSFER	02/15/2013
CHICAGO:	\$1,012.50
STATE:	\$405.00
TOTAL:	\$1,417.50

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together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

REAL ESTATE TRANSFER	02/15/2013
COOK	\$67.50
ILLINOIS:	\$135.00
TOTAL:	\$202.50

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Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Research Department

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Shyam L. Bhatia

Shyam L. Bhatia, as Trustee

Raj Bhatia

Raj Bhatia, as Trustee

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Shyam L. Bhatia as Trustee under the provisions of a Trust Agreement dated the 14th of October, 2009 and known as Trust No. 1 as to an undivided 50% interest, Raj Bhatia as Trustee under the provisions of a Trust Agreement dated the 14th of October, 2009 and known as Trust No. 1 as to an undivided 50% interest, as Trustee(s) aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 15th day of February, 2013.

Victoria Wankat

Notary Public

