

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Mailed to:
Pewi Hull, The Hull Law Group
233 S. Wacker #9700
Chicago, IL 60606

Doc#: 1313449005 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/14/2013 10:07 AM Pg: 1 of 4

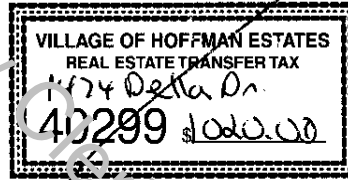
Name & Address of Tax Payer:

OKHEE HAM KIM
TRUSTEE OF THE OKHEE HAM KIM
DECLARATION OF TRUST
DATED DECEMBER 3, 1982
1474 Della Drive
Hoffman Estates, IL 60169

PTC 15297 1 of 1

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, CHARLES C. CHOE AND MARY K. CHOE, husband and wife, of the City of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto OKHEE HAM KIM, not individually, but as Trustee under the provisions of a Trust Agreement dated 12-3-82 and known as the OKHEE HAM KIM DECLARATION OF TRUST TRUST DATED DECEMBER 3, 1982 (the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:



Legal Description attached.



Property Address: 1474 Della Drive, Hoffman Estates, IL 60169
P.I.N.: 07-08-200-046-0000

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

PREPARED BY:
Jonathan Y. Kim, Esq.
1190 S. Elmhurst Rd., #200
Mt. Prospect, IL 60056

REAL ESTATE TRANSFER		05/10/2013	
	COOK		\$170.00
	ILLINOIS:		\$340.00
	TOTAL:		\$510.00

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PRECISION TITLE
PRECISION TITLE

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In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTORS 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.

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IN WITNESS WHEREOF, the GRANTORS, has hereunto set her hand and seal this day of May 10, 2013.

Charles C. Cho
CHARLES C. CHOE

Mary K. Cho
MARY K. CHOE

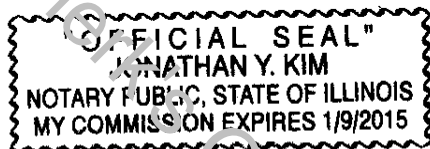
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JONATHAN Y. KIM, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHARLES E. CHOE and MARY K. CHOE, personally known to me to be the same person(s) who executed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of May, 2013.

Jonathan Y. Kim
Notary Public

My Commission Expires:



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Property Address: 1474 DELLA DRIVE,
HOFFMAN ESTATES IL 60169

Legal Description:

PARCEL 1:

LOT 34 IN HILDALE GREEN, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1994 AS DOCUMENT 94906285 AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NOS. 004-009,475,95-068,242 AND 95-095,271, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF SUBDIVISION OF HILDALE GREEN, AFORESAID.

Permanent Index No.: 07-08-200-046,

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