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DEED IN TRUST

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

Name and Address of Grantors:
STEVE SOCKWHAN KIM
476 Alles #406
Des Plaines, IL 60016

Grantee:
MICHAEL KIM
1480 Jefferson Street, #201
Des Plaines, IL 60016



Doc#: 1325356066 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2013 02:21 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the Grantor, STEVE SOCKWHAN KIM, 476 Alles #406, Des Plaines, 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 MICHAEL KIM, of Des Plaines, Illinois, as TRUSTEE under the provisions of THE STEVE SOCKWHAN KIM IRREVOCABLE LIVING TRUST dated July 21, 2013, the following described real estate in County of Cook and State of Illinois, to wit:

Permanent Real Estate Index Numbers: 09-17-402-183.1026

Property Address: 476 Alles #406, Des Plaines, Illinois 60016

Legal Description:

Parcel 1: Unit 406 in the Carlyle Condominiums as delineated on a survey of the following described real estate:

Lots 19 through 28 (both inclusive) in Block 2 in Matteson's Addition to Des Plaines being a Subdivision of 10 acres in the East ½ of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat recorded August 10, 1878 as Document No. 173659; also the East ½ of the vacated alley West of said lots 19 through 28 in Cook County, Illinois.

which survey is attached as Exhibit "C" to the Declaration of Condominium recorded March 11, 2004, as Document Number 0407144004, and as amended from time to time with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use of limited common elements known as Garage Space G-1 and Storage Space S-1.

Exempt deed or instrument
eligible for recordation
without payment of tax.

Kate Hedman 9/9/13
City of Des Plaines

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Commonly known as: 476 Alles Street, Unit 406, Des Plaines, IL 60016

Permanent Index Number(s): 09-17-402-121-0000
09-17-402-122-0000
09-17-402-034-0000
09-17-402-035-0000
09-17-402-037-0000

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 present or 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 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 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

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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 21 day of July, 2013.

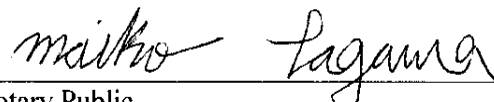


STEVE SOCKWHAN KIM (Seal)

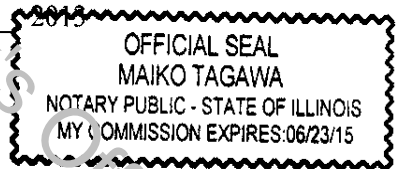
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT STEVE SOCKWHAN KIM, 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 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 21st day of July, 2013.



Notary Public



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



Buyer, Seller, or Representative

Prepared by: Myeoung H. Lee
Attorney at Law
IBT Law Group
1245 Milwaukee Ave #101
Glenview, IL 60025

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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 July 21st, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Myeoung H. Lee
this 21st day of July,
2013.



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 July 21st, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Myeoung H. Lee
This 21st day of July,
2013.



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.)