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Doc#: 1415722005 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2014 08:45 AM Pg: 1 of 4

DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS, Zhengang Guo and Shioh Kiang, husband and wife, of the City of Westmont, County of DuPage and State of Illinois, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and **QUIT CLAIM** unto Zhengang Guo, as

Trustee under the provisions of the Zhengang Guo Revocable Trust, dated May 8, 2002, and Shioh Kiang, as Trustee under the provisions of the Shioh Kiang Revocable Trust, dated May 8, 2002, as tenants in common, of 1413 Wesley Court, Westmont, IL 60559, and to all and every successor or successors in trust under said trust agreements, the following described real estate situated in Cook County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 2125-2127 S. Archer Ave., Chicago, IL 60616
Property Index Numbers: 17-21-420-016-0000 & 17-21-420-015-0000

together with the tenements and appurtenances thereunto belonging.

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

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor 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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 15th day of MAY, 2014:

Zhengang Guo
Zhengang Guo

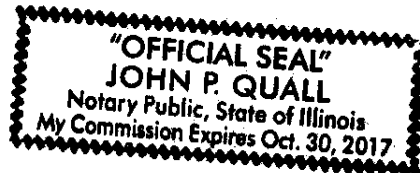
Shioh Kiang Guo
Shioh Kiang Guo

STATE OF IL)
COUNTY OF Cook)
I, John P. Quall, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ZHENGANG GUO and SHIOH KANG, husband and wife,

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 said instrument as a 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 seal this 15th day of May, 2014.

John P. Quall
NOTARY PUBLIC



Prepared By: John P. Quall, 220 S. Halsted St., Suite 200, Chicago, IL 60661

MAIL TO:

Zhengang Guo
1413 Wesley Court
Westmont, IL 60559

SEND TAX BILLS TO:

Zhengang Guo
1413 Wesley Court
Westmont, IL 60559

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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, 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 real estate, or any part thereof, for other 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 real estate or any part thereof, and to deal with said real estate 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 said Trustees, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 Agreements were 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 Agreements or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, or any successor in trust, were 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 under said Trust Agreements 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustees the entire legal and equitable title in fee simple, in and to all of the real estate above described.

OF PARAGRAPH 1 SECTION 1 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 1 SECTION 1 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO, 200.12B6

Date 5/15/14 Days, Seller or Representative [Signature]

CITY OF CHICAGO



MAY 15 14

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00000.00
FP 103033

887810000 #

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STREET ADDRESS: 2127 S ARCHER AVE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-21-420-015-0000 + 17-21-420-016-0000

LEGAL DESCRIPTION:

LOTS 4 AND 5 IN SUBDIVISION OF LOTS 2, 3, 4 AND 5 OF BLOCK 45 IN CANAL TRUSTEES' NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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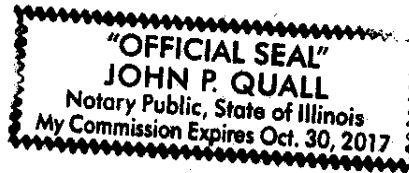
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 5-15-2014, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Zhangang Guo
this 15 day of May, 2014

[Signature]
Notary Public



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 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 5/15/14, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Shion Kang
this 15th day of May, 2014

[Signature]
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.

[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.]