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Quit Claim Deed In Trust

ILLINOIS

Doc#: 1416434047 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2014 11:13 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR Johnny Hsu, of Chicago, Illinois, convey and quit claim to Johnny Meng Hsu, as Trustee of The Johnny Meng Hsu Living Trust Agreement Dated March 4, 2014, the beneficial interest of said trust being held by Johnny Meng Hsu, under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: General taxes for 2013 and subsequent years; Covenants, conditions and restrictions of record, if any;

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;

Permanent Real Estate Index Number(s): 17-15-309-039-1154

Address of Real Estate: 1111 S. Wabash Ave., #2009, Chicago, Illinois 60605

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 reversion, by leases to commence in praesenti or in 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 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 property, 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 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 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.

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Page 1

City of Chicago
Dept. of Finance
668357



Real Estate
Transfer
Stamp

6/13/2014 10:58

dr00193

\$0.00

Batch 8,242,448


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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 earning 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.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

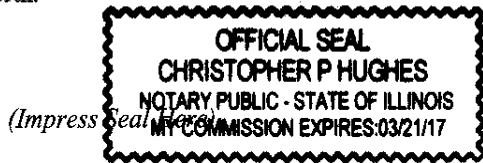
The date of this deed of conveyance is March 4, 2014.



 Johnny Meng Hsu

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 Johnny Meng Hsu personally known to me to be the same person whose name is 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.



(My Commission Expires 3/21/17)

Given under my hand and official seal.



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:

1111 S. Wabash Ave., #2009
Chicago, Illinois 60605

Legal Description:

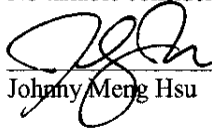
PARCEL 1:

UNIT 2009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1111 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335218122, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P236, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;



Johnny Meng Hsu

Prepared by:

Gartner Law Offices, Inc.
155 N. Michigan Ave., Suite 540
Chicago, Illinois 60601

Send subsequent tax bills to:

Johnny Meng Hsu, Trustee of the Johnny Meng Hsu Trust Agreement Dated March 4, 2014
1111 S. Wabash Ave., #2009
Chicago, Illinois 60605

After recording mail to:


Gartner Law Offices, Inc.
155 N. Michigan Ave., Suite 540
Chicago, Illinois 60601

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STATEMENT BY GRANTOR AND GRANTEE

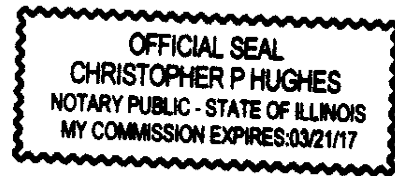
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Date: 3/4/2014

Signature: 
Johnny Meng Hsu

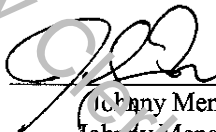
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4TH DAY OF MARCH, 2014


Notary Public




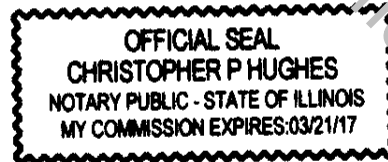
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date: 3/4/2014

Signature: 
Johnny Meng Hsu, Trustee of the
Johnny Meng Hsu Trust Agreement
Dated March 4, 2014

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4TH DAY OF MARCH, 2014


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 a Class A misdemeanor for subsequent offenses.