

DEED IN TRUST-WARRANTY



Doc#: 1421118020 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 09:23 AM Pg: 1 of 6

THE GRANTOR, HEIDI KLINGEMANN, unmarried and not in a civil union, of 1400 S. Wabash Unit 409, Chicago, Illinois 60605, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NORMAN Y. LIU AND YVONNE Y. LIU, NOT INDIVIDUALLY, BUT AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE LIU FAMILY TRUST DATED OCTOBER 16, 1990, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD, said Real Estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. The Terms and Conditions appearing on Page 2 of this Deed in Trust are made a part hereof.

Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes for 2013 and subsequent tax years not yet due and payable; (b) the Declaration, defined herein; (c) special taxes and assessments for improvements not yet completed; (d) covenants, restrictions, conditions and disclosures of record and encroachments, if any, provided that none of these interfere or prohibit with Grantee's use of the Unit as a residence; (e) applicable zoning and building laws and ordinances; (f) use and occupancy restrictions; (g) the Illinois Condominium Property Act; (h) public, private and utility easements, if any; (i) lies and other matters of title over which the title insurer is willing to insure at no cost to Grantee; and (j) acts done or suffered by Grantee.

SUBJECT TO: Declaration of Condominium recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document 0823418029 and subsequent amendment, if any.

Permanent Real Estate Index Number(s): 17-22-107-078-1479 & 17-22-107-078-1492
Address of Real Estate: 1400 S. MICHIGAN AVENUE UNIT 409 CHICAGO, ILLINOIS 60605
(INCLUDING UNIT #409, STORAGE UNIT S-216 AND PARKING UNIT P-438)
Dated this 13th day of June, 2014

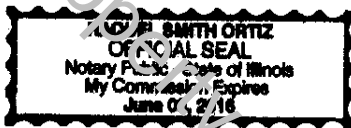

HEIDI KLINGEMANN

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that HEIDI KLINGEMANN personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 13th day of June, 2014



[Handwritten Signature]

Notary Public

Prepared By:

Raquel Smith Ortiz
Smith Ortiz PC, Attorneys
4309 W. Fullerton Ave.
Chicago, Illinois 60639

Mail To:

STEVEN K. NORGAARD
493 DUANE ST. #480
Glen Ellyn, IL 60137

Name & Address of Taxpayer:

Send Subsequent Tax Bills To:

Liv Family Trust
778 Clewellyn Avenue
Highland Park, IL 60035

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee 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 Trustee, 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 Trustee, 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 Trustee, 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 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, 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Norman Y. Liu or Yvonne Y. Liu, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 Liu Family Trust Title the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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EXHIBIT "A"

PARCEL ONE:

Unit 409, together with its undivided percentage interest in the common elements in Michigan Avenue Tower II Condominium, as delineated and defined in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Michigan Avenue Tower II Condominium recorded as Document 0823418029 in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL TWO:

Exclusive use for storage purposes in and to Storage Space No. S-216, a limited common element, as set forth and defined in said Declaration of Condominium attached thereto, in Cook County, Illinois.

PARCEL THREE:

Parking Unit P-438, together with its undivided percentage interest in the common elements in Michigan Avenue Tower II Condominium as delineated and defined in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Michigan Avenue Tower II Condominium recorded as Document 0823418029, as amended from time to time, in the Northwest Fractional Quarter of Section 22, 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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REAL ESTATE TRANSFER TAX

23-Jul-2014



CHICAGO:	2,212.50
CTA:	885.00
TOTAL:	3,097.50

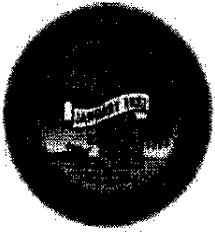
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REAL ESTATE TRANSFER TAX

23-Jul-2014



COUNTY:	147.50
ILLINOIS:	295.00
TOTAL:	442.50

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