

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



### MAIL TO:

Marc J. Blumenthal, Esq.  
355 W. Dundee Road, Suite 200  
Buffalo Grove, Illinois 60089

Doc#: 1427219112 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2014 02:43 PM Pg: 1 of 4

### NAME & ADDRESS OF TAXPAYER:

William Choe, Trustee  
2921 N. Lincoln Avenue, Unit 403 & P10  
Chicago, Illinois 60657  
# 09-200

This Indenture Witnesseth, that the Grantor **WILLIAM K. CHOE**, married to Elizabeth Suh, of the City of Chicago, County of Cook, and the State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto **WILLIAM K. CHOE**, as Trustee under the provisions of a trust agreement known as the **WILLIAM K. CHOE REVOCABLE TRUST** dated the day of 12/15, 2013, as to an undivided 100% interest in and to the following described real estate in the County of Cook, and the State of Illinois, to-wit:

### SEE ATTACHED FOR LEGAL DESCRIPTION

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

*William K. Choe*  
Agent for Grantee

I hereby declare that the attached deed represents a transaction exempt from tax under the Chicago Transaction Tax Ordinance by Paragraph E, Section 200.1-256 of said ordinance.

*William K. Choe*  
Agent for Grantee

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 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 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 99 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 changes 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 ways and for such other consideration as it would be lawful for any person owning the same to deal with the same whether similar 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, 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 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, legal or equitable, or in the earnings, avails and proceeds thereof as aforesaid.

FWT 53016506

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If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under any 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 aforesaid has hereunto set her hand and seal this 5<sup>th</sup> day of December 2013.

William K. Cho  
**WILLIAM K. CHOE**

Elizabeth Suh  
**ELIZABETH SUH**  
Signing for the sole purpose of releasing homestead rights

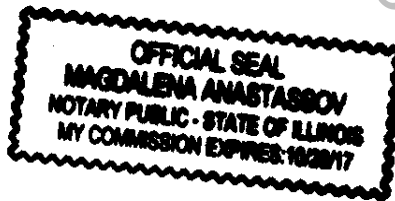
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS


I, Magdalena Anastasov, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **WILLIAM K. CHOE and ELIZABETH SUH**, husband and wife, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **WILLIAM K. CHOE and ELIZABETH SUH** signed, sealed and delivered the said instrument as her 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 5<sup>th</sup> day of Dec, 2013.



Maria Anastasov  
NOTARY PUBLIC

This instrument was prepared by MARC J. BLUMENTHAL, 355 W. Dundee Road, Suite 200, Buffalo Grove, Illinois 60089.



REAL ESTATE TRANSFER TAX		10-Sep-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

14-29-118-066-1009 | 20140901626601 | 0-840-115-328

REAL ESTATE TRANSFER TAX		10-Sep-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-29-118-066-1009 | 20140901626601 | 0-248-849-536

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## EXHIBIT A

UNIT 403 AND P-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2921 NORTH LINCOLN CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0807916063 IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2921 N. Lincoln, Unit 403 and P-10, Chicago, Illinois 60657

PIN: 14-29-118-066-1009  
14-29-118-066-1019

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

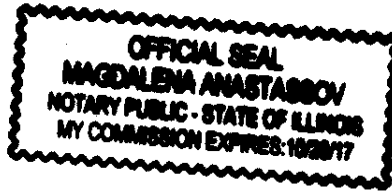
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 12 15, 2013

Signature: *William K. Cline*  
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 5 day of Dec, 2013.

*Magdalena Anastassov*  
Notary Public



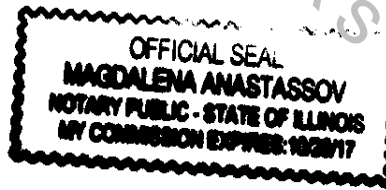
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 12 15, 2013

Signature: *William K. Cline*  
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 5 day of Dec, 2013.

*Magdalena Anastassov*  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)