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## QUIT CLAIM DEED

Doc#: 1509650031 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/06/2015 02:35 PM Pg: 1 of 4

Name & address of Grantee  
(& send future tax bills to):  
Julie V. Dang, Trustee  
5747 N. Sheridan Road  
Chicago, IL 60660-8714

This deed was prepared by  
(& upon Recordation, mail to):  
Matlin & Associates, P.C.  
Attorney & Counselors at Law  
500 Skokie Blvd., Suite 250  
Northbrook, IL 60062

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(The space above for Recorder's use only.)

THE GRANTOR RUPINDER SINGH DANG, married to JULIE V. DANG f/k/a JULIE KLINE, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims to:

JULIE V. DANG as trustee of the Julie V. Dang Revocable Trust, dated March 12, 2015 (hereinafter referred to as "trustee" regardless of the number of trustees)

and to all and every successor or successors in trust under the trust agreement any and all interest in the following described real estate in Cook County, Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Street address: 5747 N. Sheridan Rd, Units G and H, Chicago, IL 60660  
Real estate index numbers: 14-05-407-018-1007; 14-05-407-018-1008

TO HAVE AND TO HOLD said premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the 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 the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

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In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises 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 deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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, her, 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 the real estate, and such interest is declared to be personal premises, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on March 12, 2015

Rupinder Singh Dang  
 RUPINDER SINGH DANG  
Julie V. Dang  
 JULIE V. DANG

State of Illinois ) ss.  
 County of Cook )

I am a notary public for the County and State above. I certify that RUPINDER SINGH DANG and JULIE V. DANG, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: March 12, 2015  
Johannah Hebl  
 Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Johannah K. Hebl March 12, 2015  
 Johannah K. Hebl, Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

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## LEGAL DESCRIPTION

Units G and H in Lakeshore Terrace Condominium, as delineated on a survey of the following described real estate:

**Parcel 1:**

Lot 15 and the North 14 feet of Lot 16 (except the West 14 feet of said Lots condemned for Sheridan Road formerly Sheffield Avenue) in Block 21 in Cochran's Second Addition to Edgewater in the East Fractional  $\frac{1}{2}$  of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

That part of the East Fractional  $\frac{1}{2}$  of said Section 5, lying East of and adjoining Parcel 1 and lying between the North and South lines of said Parcel 1, extended East to intersect West line of Lincoln Park, and lying West of said West line of Lincoln Park as said West line is set forth on Plat recorded July 16, 1931 as Document 10938695 which said West line is further described as follows:

Beginning at a point on a line 14 feet South of and parallel with the North line of said Lot 16 extended said point being 240.74 feet Easterly from the East line of North Sheridan Road as widened; thence Northerly 67.14 feet to a point on the North line of said Lot 15, extended said point being 236.41 feet Easterly from the East line of North Sheridan Road as widened, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 26502277, together with its undivided percentage interest in the common elements.

Street address: 5747 N. Sheridan Rd, Units G and H, Chicago, IL 60660

Real estate index number: 14-05-407-018-1007; 14-05-407-018-1008

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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 3/12, 2015 Signature: [Signature]  
Grantor or Agent  
State of Illinois ) ss.  
County of Cook )

Subscribed and sworn to before me this 12 day of March, 2015.

Notary Public [Signature]



The grantee or his/her 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.

Dated March 12, 2015 Signature: [Signature]  
Grantee or Agent  
State of Illinois ) ss.  
County of Cook )

Subscribed and sworn to before me this 12 day of March, 2015.

Notary Public [Signature]

