

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS, BENJAMIN C. SZETO and LIVIA L. SZETO, husband and wife, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant as follows:

an undivided one-half interest as a tenant in common unto BENJAMIN C. SZETO and LIVIA L. SZETO, as co-trustees under the provisions of a trust agreement entitled the "BENJAMIN C. SZETO REVOCABLE TRUST" dated the 10th day of April, 2015, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, and

an undivided one-half interest as a tenant in common unto LIVIA L. SZETO and BENJAMIN C. SZETO, as co-trustees under the provisions of a trust agreement entitled the "LIVIA L. SZETO REVOCABLE TRUST" dated the 10th day of April, 2015, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: LOTS 25 AND 26 IN BLOCK 11 IN JAMES H. CAMPBELL'S ADDITION TO CHICAGO, IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-14-109-025-0000 AND 19-14-109-026-0000

Property Address: 3856 W. 56th Place
Chicago, Illinois 60629

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, forever.

SUBJECT TO: General taxes not due and payable in 2015; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steph A. Baer 4/10/15
Agent Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the

CCRD REVIEWER A



Doc#: 1511934072 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2015 11:25 AM Pg: 1 of 4

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City of Chicago
Dept. of Finance

686693

4/29/2015 11:07

dr00155



Real Estate
Transfer
Stamp

\$0.00

Batch 9,774,456

Property of Cook County Clerk's Office

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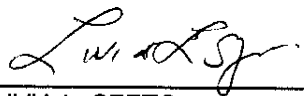
terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 10th day of April, 2015.



BENJAMIN C. SZETO



LIVIA L. SZETO

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for Cook County, Illinois, do hereby certify that BENJAMIN C. SZETO and LIVIA L. SZETO, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 10th day of April, 2015.





Notary Public

This instrument was prepared by Steven L. Baerson, Williams & Baerson, LLC, One N. LaSalle Street, #1350, Chicago, IL 60602.

Please return this document after recording to:
Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602

Send subsequent tax bills to:
Mr. and Mrs. Benjamin C. Szeto
3231 South Normal
Chicago, Illinois 60616

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STATEMENT OF 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.

Dated: April 10th, 2015

Signature: Steven L. Baerson
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 10th day of April, 2015.

Notary Public: Tracie W. McClinton



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: April 10th, 2015

Signature: Steven L. Baerson
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 10th day of April, 2015.

Notary Public: Tracie W. McClinton



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.