

# UNOFFICIAL COPY

## Quit Claim Deed In Trust

ILLINOIS



Doc#: 1512613090 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2015 02:06 PM Pg: 1 of 4

*Above Space for Recorder's Use Only*

THE GRANTOR, Pauline Chan, an unmarried woman, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim to Pauline Chan, Trustee of The Pauline Chan Living Trust Dated April 24, 2015, 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 2014 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): 17-27-109-063-0000

Address of Real Estate: 2329 S Wabash, Chicago, Illinois 60616

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust, 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 re-subdivide 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 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 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.

CCRD REVIEWER

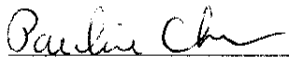
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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any 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 earning, 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 April 24, 2015

  
 \_\_\_\_\_  
 Pauline Chan

City of Chicago  
 Dept. of Finance  
 687084



Real Estate  
 Transfer  
 Stamp

\$0.00

5/6/2015 14:01  
 dr00347

Batch 9,810,985

State of Illinois,  
 SS  
 County of Cook

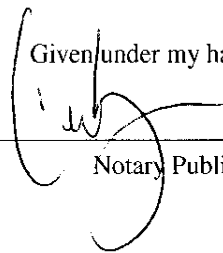
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pauline Chan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



(impress seal here)

Given under my hand and official seal.

(My Commission Expires 7/8/17)

  
 \_\_\_\_\_  
 Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as:

2329 S Wabash, Chicago, Illinois 60616

Legal Description:

PARCEL 1: THAT PART OF LOTS 2, 3, 4 AND 8 IN ASSESSORS DIVISION OF BLOCK 22 TOGETHER WITH THAT PART OF LOTS 5, 6 7 AND 8 IN THE SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT: THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE THEREOF 87.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 00' 00" EAST 20.86 FEET, THENCE NORTH 89° 58' 01" EAST 47.55 FEET; THENCE SOUTH 00° 00' 36" EAST 20.72 FEET; TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89° 48' 22" WEST 47.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.

PIN/Tax Code(s): 17-27-109-063-0000

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



Pauline Chan

**Prepared by:**

Gartner Law Offices, Inc.  
505 Orchard Street, Suite 200  
Antioch, Illinois 60002

**Send subsequent tax bills to:**

Pauline Chan  
2329 S Wabash  
Chicago, IL 60616

**After recording mail to:**

Gartner Law Offices, Inc.  
505 Orchard Street, Suite 200  
Antioch, Illinois 60002


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## STATEMENT BY GRANTOR AND GRANTEE

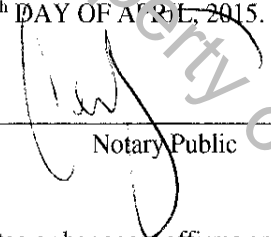
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

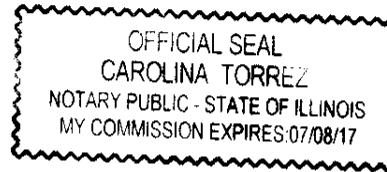
Date: April 24, 2015

Signature:

  
Pauline Chan

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 24<sup>th</sup> DAY OF APRIL, 2015.

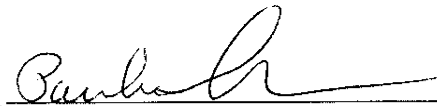
  
Notary Public



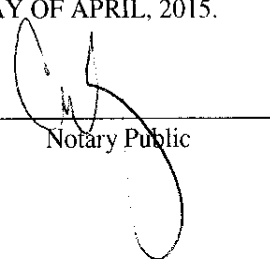
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: April 24, 2015

Signature:

  
Pauline Chan, Trustee of The Pauline Chan  
Living Trust Dated April 24, 2015

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 24<sup>th</sup> DAY OF APRIL, 2015.

  
Notary Public

