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Doc#: 1513219151 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2015 03:53 PM Pg: 1 of 4

DEED IN TRUST

Prepared By
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

1031

The Grantor, JAWJEONG WU, as Trustee under the Trust Agreement dated January 4, 2011 and known as The Estate of Pey-Yi Wu Family Trust, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and QUIT CLAIMS to

WALTER C. MARSH III, as Trustee of
THE WALTER C. MARSH III REVOCABLE TRUST DATED FEBRUARY 16, 2013, and
any amendments and/or restatements thereto, the following described real estate situated in the
County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

PIN # 13-13-201-031-1006 (Unit 3A)
PIN# 13-13-201-031-1018 (Unit G-2)
Commonly known as 4709 N Virginia, Unit 3A & G-2, Chicago IL 60625

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(s) set forth.

Full power and authority are hereby granted to said trustee(s) to improve, manage, protect
and subdivide said premises or any part thereof; to dedicate parks, streets, high ways or alleys; 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(s) in trust and to grant to
such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee(s); to
donate, to dedicate, to mortgage, to 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 in 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 198 years, and to renew or
extend leases upon any terms and for any period(s) of time and to amend, change or modify
leases and the terms and provisions thereof at any time(s) 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

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APP 150110

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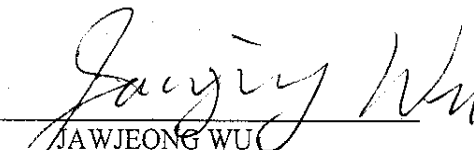
right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.


In no case shall any party dealing with said trustee(s) in relation to the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), 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 the trust(s) have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement(s); and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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, (1) that at the time of the delivery thereof the trust(s) created by this Indenture and by said trust agreement(s) was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust(s), conditions, and limitations contained in this Indenture and in said trust agreement(s) or in some amendment(s) thereof and binding on all beneficiaries thereunder; (3) that said trustee(s) was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (4) if the conveyance is made to a successor(s) in trust, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor(s) in trust(s).



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 in the earnings, avails, and proceeds thereof as aforesaid.

Said Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the Grantor aforesaid has set his hand and seal this 31 day of March, 2015.


 JAWJEONG WU
 As Trustee as aforesaid

REAL ESTATE TRANSFER TAX		14-Apr-2015
	CHICAGO:	1,470.00
	CTA:	588.00
	TOTAL:	2,058.00
13-13-201-031-1006 20150401676694 0-162-134-400		

REAL ESTATE TRANSFER TAX		13-May-2015
	COUNTY:	98.00
	ILLINOIS:	196.00
	TOTAL:	294.00
13-13-201-031-1006 20150401676694 0-279-940-480		

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State of New York)
) ss.
 County of Erie)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that JAWJEONG WU, as Trustee under Trust Agreement dated January 4, 2011 and known as The Estate of Pey-Yi Wu Family Trust, 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 he signed, sealed and delivered said deed as his free and voluntary act and as such Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of March, 2015.



Alex M Penvose
 01PE6279244

NOTARY PUBLIC

Notary Public, State of New York
 Qualified in Erie County

My commission expires APRIL 8th, 2017

SEAL

Mail Tax Bills to:

Walter C. Marsh III
2611 West Sunny Side Ave.

Chicago, IL 60625

Mail Recorded Deed to:

Walter C. Marsh III

2611 West Sunny Side Ave.

Chicago, IL 60625

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EXHIBIT "A"

UNITS 3A AND G-2 IN THE VIRGINIA GARDENS CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 20 IN BLOCK 26 IN RAVENSWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD);

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0309102, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Pin: 13-13-201-031-1006
13-13-201-031-1018

Property of Cook County Clerk's Office