# UNOFFICIAL COPMI

### WARRANTY DEED

PREPARED BY AND MAIL TO:

Gregory A. MacDonald PLUYMERT, MACDONALD & HARGROVE, LTD. 701 Lee Street, Suite 830 Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

HYUN SOO KIM **BOCK JIN KIM** 1438 Della Drive Hoffman Estates, Illino's 50169

1535555020 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/21/2015 03:27 PM Pg: 1 of 3

THE GRANTORS, HYUN SOO KIM and BOCK JIN KIM, husband and wife, of 1438 Della Drive, Hoffman Estates, Illinois 60169, in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, HYUN SOO KIM and BOCK JIN KIM as trustees of the Trust Agreement dated Cotober 28, 2015 (hereinafter referred to as "said Trustee," regardless of the number of Trustees) and known as the Kim Land Trust Number 1438, of 1438 Della Drive, Hoffman Estates, Illinois 60169, in the County of Cook, of which HYUN SOO KIM and BOCK JIN KIM are the settlers, trustees and the primary beneficiaries of said trust, and unto each and every successor or successors in trust under said trust agreement, with said beneficial interest of HYUN SOO KIM and BOCK JIN KIM, as husban' and wife, to the homestead property to be held as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 41 HILLDALE GREEN, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1994 AS DOCUMENT 94906285 AND CORRECTED BY CERTIFICATES OF CORRECTION RECORDED DECEMBER 1, 1994 AS DOCUMENT 04030-75 AND RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068242 AND RECORDED FEBRUARY 8, 1995 AS DOCUMENT NUMBER 95095271 IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Let

Permanent Real Estate Index Number(s): 1438 Della Drive, Hoffman Estates, Illinois 60169

Address(es) of Real Estate: 07-08-200-053-0000

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 as Tenants By The Entirety.

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; to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired; to contract to sell; to grant options to purchase; to sell on any terms, 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 to present or in future, and upon any terms 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

1535555020 Page: 2 of 3

## **UNOFFICIAL COPY**

modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to leases and to grant 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.

In no case shall any part dealing with said Trustee, or any successor in trust in relation to said premises, or to whom said premises or any pert thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, 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 authority, necessity or expediency or 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, or any successor in trust, 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 on 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, inc. t age or other instrument and (d) if the conveyance is made to a successor in trust, that such successor or successors in dust 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 in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is lerely declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as TENANTS BY THE ENTIRETY

DATED this 10/	28/15	, 20	)
Hypn	for Ko	Bodin the	0
HYUN SOO KIM		BOCK IN KIM	SE OF HOFFMAN ESTATES
STATE OF ILLINOIS	) ) \$\$		Della Do
COUNTY OF COOK	)		44100 s exempt

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that HYUN SOO KIM and BOCK JIN KIM, husband and wife, personally known to me to be the same persons whose name 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this Department of the process of the proces

1535555020 Page: 3 of 3

### UNOFFICIAL CO

#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

+ 10/28/15	Signature: X Hym Soft
Date	Grantor or Agent
Subscribed and sworp to be fore me by satthis  Subscribed and sworp to be fore me by satthis	OFFICIAL SEAL GREGORY A MACDONALD NOTARY PUBLIC - STATE COULLINOIS MY COMMISSION EXPIRES 06/19/16
Notary Public	
beneficial interest in a land trust is eith	rms and verifies that the name of the grantee shown on the deed or assignment of er a natural person, and Illinois corporation or foreign corporation authorized to do estate in Illinois, a partnership authorized to do business or acquire and hold title to gnized as a person and authorized to do business or acquire and hold title to real estate.  Signature:
Date	Grantee or Agent
Subscribed and sworn to before me by sathis	OFFICIAL SEAL GREGORY A MACCOMALD NOTARY PUBLIC - STATE COLUMNISSION EXPIRES DUTO 16  7

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a NOTE: 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.)

(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.)