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DEED IN TRUST

(Illinois)

MAIL TO:

N. Richard Stelter
Attorney at Law
165 West Tenth Street, Suite 2
Chicago Heights, IL 60411



Doc#: 1602644060 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 03:47 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Arthur G. Tan
1625 Noe Ave.
San Mateo, CA 94401

THE GRANTORS, ARTHUR G. TAN and WAI-YEE WINNIE SO, husband and wife, of the City of San Mateo, County of San Mateo, State of California, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY AND WARRANT unto ARTHUR TAN and WAI-YEE WINNIE SO (GRANTEE'S ADDRESS) 1625 Noe Ave., San Mateo, California 94401, as Trustees under the provisions of a Trust Agreement dated the 24th day of November, 2015, and known as the TAN & SO FAMILY TRUST, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

LOT 2 IN BLOCK 15 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927, AS DOCUMENT 9675674, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-31-108-005-0000
Property Address: 2145 Spruce Road, Homewood, IL 60430

PARCEL 2:

LOT 9 IN BLOCK 9 IN FLOSSMOOR PARK THIRD ADDITION, BEING A SUBDIVISION OF THE EAST ½ OF LOTS 1 AND 2 (EXCEPT THE SOUTH 660 FEET THEREOF) IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REVIEWER 

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Permanent Index Number: 31-01-212-009-0000

Property Address: 18543 Argyle Ave., Homewood, IL 60430

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 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 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 the present or in the 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 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.

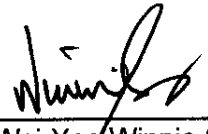
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 13 day of JANUARY 2016 ~~December, 2015.~~

✓ Arthur Tan 

(SEAL) Wai-Yee Winnie So (SEAL) 

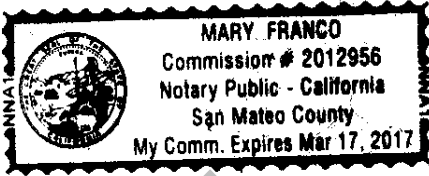
STATE OF CALIFORNIA)
COUNTY OF San Mateo) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ARTHUR TAN and WAI-YEE WINNIE SO, husband and wife, personally known to

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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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13 day of ~~December, 2015~~ ^{January, 2016}.



Mary Franco

Notary Public
COUNTY ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER:
N. Richard Stelter
McGrane, Perozzi, Stelter
Gerardi, Brauer & Ross, Ltd.
165 West Tenth Street
Chicago Heights, IL 60411

Exempt under provisions of Paragraph (e)
of Section 35 ILCS 200/31-45 of the Illinois
Compiled Statutes.

DATE: ~~December~~ ^{JANUARY 13, 2016}

ATS *W...*

Buyer, Seller or Representative

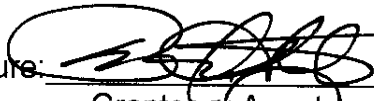
Property of Cook County Clerk's Office

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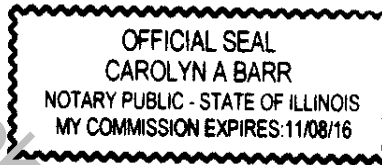
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: January 20, 2016

Signature: 
Grantor or Agent


SUBSCRIBED and SWORN to before me by the said N. Richard Stelter This 20th day of January, 2016.



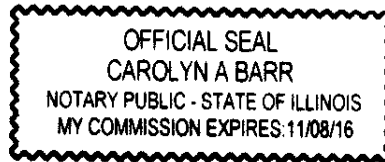

Notary Public

The grantee 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: January 20, 2016

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said N. Richard Stelter This 20th day of January, 2016.




Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)