

# UNOFFICIAL COPY



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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/19/2016 01:00 PM Pg: 1 of 1

**Document Prepared By (After Recording Mail To):**  
Lee Yoo Bae LLP  
1245 Milwaukee Ave., Suite 101  
Glenview, IL 60025

**Name and Address of Taxpayer:**  
YUN K. KIM and OAK J. KIM  
6910 Latrobe Ave.  
Skokie, IL 60077

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, YUN K. KIM and OAK J. KIM, as joint tenants, 6910 Latrobe Ave., Skokie, IL 60077, County of Cook and State of Illinois, for and in consideration of the sum of ten and 10/100 dollars and other valuable considerations in hand paid, Convey and Quit Claim unto YUN K. KIM, 6910 Latrobe Ave., Skokie, IL 60077, as TRUSTEE under the provisions of THE YUN K. KIM REVOCABLE LIVING TRUST AGREEMENT dated May 19, 2016 the following described real estate in County of Cook and State of Illinois, to wit:

### Legal Description:

#### Parcel 1:

That Part of the South 1/2 of the North East 1/4 of Section 30, Township 42, North Range 12 East of the Third Principal Meridian Bounded by a Line Described as follows:  
Commencing at a Point on a Line Drawn at Right Angles to the East Line of said North East 1/4 thru a point on said East Line which is 879.99 feet South, as Measured along said East Line, of the North East Corner of the South 1/2 of the North East 1/4, which is 561.21 feet West of the East Line of said North East 1/4 as Measured along said Line Drawn at Right Angles; Thence North 36 Degrees 21 Minutes 40 Seconds West, a Distance of 63.83 feet for a Place of Beginning, the East Line of the South 1/2 of said North East 1/4 having an assumed bearing of the North--South, Thence North 36 Degrees 21 Minutes 40 Seconds West, a distance of 58.50 feet; Thence North 53 Degrees 38 Minutes 20 Seconds East, a Distance of 51.0 feet; Thence south 36 Degrees 21 Minutes 40 Seconds East, a Distance of 58.50 feet; Thence South 53 Degrees 38 Minutes 20 Seconds West, a Distance of 51.0 feet to the Place of Beginning in Cook county, Illinois also

#### Parcel 2:

Easement for ingress and egress over and across the Common Areas as set forth in the Declaration of Easements, Covenants, Restrictions and Liens made by Aetna State Bank, as Trustee under Trust Agreement dated November 6, 1973 and known as Trust No. 10-1840 dated November 23, 1974 and recorded December 10, 1974 as Document No. 22930424 and as created by Deed from Aetna State Bank, as Trustee under Trust Agreement dated November 6, 1973 and known as Trust No. 10-1840 to Edith Geist dated April 26, 1975 and recorded June 27, 1975 as Document 23131378 all in Cook County, Illinois

**Permanent Real Estate Index Numbers:** 04-30-210-095-0000

**Property Address:** 3718 Salem Walk, Northbrook, IL 60062

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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 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 and 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 reversions, by leases to commence in present or 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 196 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 the 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.



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/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 and hold title to real estate under the laws of the State of Illinois.

Dated: 05/19, 2016

Signature: [Handwritten Signature]  
YUN K. KIM

Dated: 05/19, 2016

Signature: [Handwritten Signature]  
OAK J. KIM

Subscribed and sworn to before me

By the said YUN K. KIM and OAK J. KIM this 19<sup>th</sup> day of May, 2016.

NOTARY PUBLIC [Handwritten Signature]

My commission expires on 06/25/2019.



The Grantee or his/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 and hold title to real estate under the laws of the State of Illinois.

Dated: 05/19, 2016

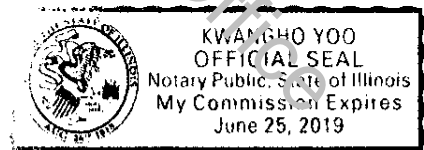
Signature: [Handwritten Signature]  
YUN K. KIM

Subscribed and sworn to before me

By the said YUN K. KIM this 19<sup>th</sup> day of May, 2016.

NOTARY PUBLIC [Handwritten Signature]

My commission expires on 06/25/2019.



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)