

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THE GRANTORS CUN CHENG HUANG and CHUN YAN LIU, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEY and WARRANT to:

Doc#: 1617939160 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/27/2016 11:21 AM Pg: 1 of 2

Dec ID 20160601622307  
ST/CO Stamp 0-105-739-584 ST Tax \$220.00 CO Tax \$110.00  
City Stamp 0-673-543-488 City Tax: \$2,310.00

MILDRED W. TOM, AS TRUSTEE OF THE MILDRED W. TOM TRUST DATED FEBRUARY 25, 2015, AS FROM TIME TO TIME AMENDED

IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-21-436-048-1018 & 17-21-436-052-1101

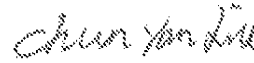
COMMONLY KNOWN AS 239 WEST 18<sup>TH</sup> STREET, UNIT 5B & S-84, CHICAGO, IL 60616

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27<sup>th</sup> day of June, 2016



CUN CHENG HUANG



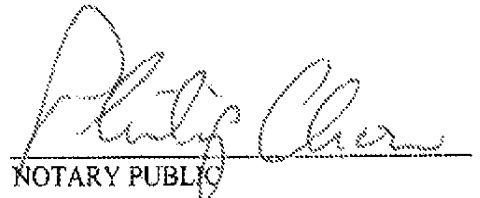
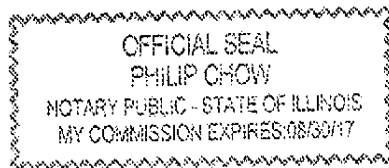
CHUN YAN LIU

STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT CUN CHENG HUANG and CHUN YAN LIU, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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 official seal, this 27<sup>th</sup> day of June, 2016.

  
NOTARY PUBLIC

Prepared by: Philip Chow, Attorney at Law, 2323 S. Wentworth, Chicago, IL 60616

Mail to: Wallace K. Moy, 53 W. Jackson Blvd., Suite 1564, Chicago, IL 60604

Send subsequent tax bill to: Mildred W. Tom, 239 W. 18<sup>th</sup> Street, Unit 5B, Chicago, IL 60616

Chicago Title 16PA9949356NA 1 of 1

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PARCEL 1: UNIT 5B IN THE 239 WEST 18TH STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 37 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0902634059, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT S-84 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705115147 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AND OTHER PROPERTY, OVER, UPON AND ACROSS PARTS OF LOTS IN SANTE FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V RECORDED AS DOCUMENT 0609720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057.

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 CONVEY EITHER WITH OR WITHOUT CONSIDERATION, TO CONVEY SAID PREMISES OR ANY PART THEREOF TO A SUCCESSOR OR SUCCESSORS IN TRUST AND TO GRANT 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 PRAESENTI OR 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 OR PERIODS OF TIME AND TO AMEND, CHANGE OR MODIFY LEASES AND THE TERMS AND PROVISIONS THEREOF AT ANY TIME OF 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 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 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 THE APPLICATION OF ANY PURCHASE MONEY, RENT, 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 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 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.