

UNOFFICIAL COPY

WEST SUBURBAN BANK
 LAND TRUST DEPARTMENT
 711 South Westmore Avenue
 Lombard, IL 60148
 (630) 652-2500



Doc# 1629444029 Fee \$42.00
 RHSP Fee:\$9.00RPRF Fee \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 10/20/2016 12:08 PM Pg: 1 of 3

DEED	
IN DISTRICT	
REAL ESTATE TRANSFER TAX	06-Oct-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-28-105-045-1025 | 20160801652326 | 1-625-806-656

The above:

* Total does not include any applicable penalty or interest due.

THIS INDENTURE WITNESSETH, That the Grantor, Hilary N. Cheng and Joan W. Cheng, as joint tenants with right of survivorship and not as tenants in common of the County of DuPage and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid. Convey and QUIT CLAIM unto WEST SUBURBAN BANK, a State Banking Corporation of Lombard, Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of December, 1998, known as Trust Number 10818, the following described real estate in the County of Cook and State of Illinois, to-wit:

Units 4G and P-50 in the Archer Place Condominium, as delineated and defined in the Declaration recorded as Document No. 0829016017 as amended from time to time, together with its undivided percentage interest in the common elements, in Section 28 Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

PROPERTY ADDRESS: 2272 S. Archer Ave., Unit 4G, Chicago, IL 60616

PIN NO. 17-28-105-045-1025 (Unit) and 17-28-105-045-1109 (parking)

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 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 99 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 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.

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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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid have _____ hereunto set their _____ hand s _____ and seal s _____ this _____ day of _____ 2016.

Hilary Cheng (Seal)
Hilary Cheng

Exempt under the provisions of 35ILCS 200/31-45(e).

Joan W. Cheng (Seal)
Joan W. Cheng

Nora Hurley Marsh
Nora Hurley Marsh, Attorney
Date: 8-29-2016, 2016

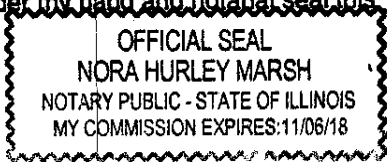
PREPARED BY:
Nora Hurley Marsh, Attorney 200 S. Frontage Road, #322, Burr Ridge, IL 60527

STATE OF ILLINOIS,
COUNTY OF DU PAGE SS.

I, Nora Hurley Marsh, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Hilary Cheng and Joan W. Cheng

_____ personally known to me to be the same person x whose name s 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 29th day of August, 2016.



Nora Hurley Marsh
Notary Public

After recording send to:
RICHARDS & MARSH
200 S. Frontage Rd.
Suite 322
Burr Ridge, IL 60527

Send Tax Bills To:
Joan Cheng
5526 S. Park Ave.
Hinsdale, IL 60521

2272 S. Archer Ave., #4G Chicago, IL
For information only insert street address of above described property.

BFC FORMS SERVICE, INC. #188542

REAL ESTATE TRANSFER TAX 19-Oct-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-28-105-045-1025 | 20160801652326 | 2-141-220-672

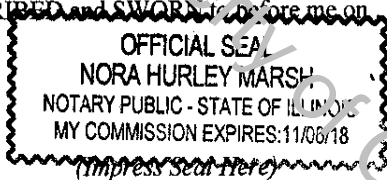
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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.

Date: 8/29/16 Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED and SWORN to before me on 8/29/16



Nora Hurley Marsh
Notary Public

The grantee or his 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.

Date: 8/29/16 Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Nora Hurley Marsh
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity 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 Act.]