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\*1634449316D\*

Doc# 1634449316 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2016 02:11 PM PG: 1 OF 7

DEED IN TRUST

(ILLINOIS)

THE GRANTORS, NELSON  
TSIAO and LEE TSIAO, his wife,  
of 939 Lakewood Drive, the  
Village of Barrington, 60010, the  
County of Cook and the State of  
Illinois, for and in Consideration  
of Ten Dollars, (\$10.00) and other  
good and valuable consideration in  
hand paid, Conveys and Quit  
Claims unto

NELSON TSIAO AND LEE TSIAO, Trustees of the Provisions of a declaration of trust, and  
known as

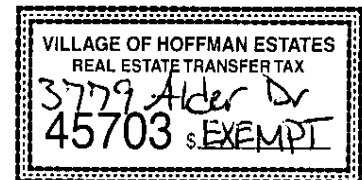
THE NELSON TSIAO AND LEE TSIAO LIVING TRUST,  
of which NELSON TSIAO AND LEE TSIAO are the primary beneficiaries,

Under the provisions of a trust agreement, and known as THE NELSON TSIAO AND LEE  
TSIAO LIVING TRUST (hereinafter referred to as "said trustee", regardless of the number of  
trustees), and unto all and every successor or successors in trust under said trust agreement, the  
following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s):

01-25-204-002



Grantee's address: 939 Lakewood Drive, Barrington, IL 60010

Address of real estate: 3779 N. Alder Drive, Hoffman Estates, IL 60195

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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 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 re-subdivide 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 of 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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 hereinafter; 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

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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 hereinafter.

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, 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 success or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

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The interest in 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 in interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 to in trust, "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 grantors \_\_\_\_\_ 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors have hereunto set their hands and seal this 10 day of November, 2016

Nelson Tsiao (SEAL)  
NELSON TSIAO

Lee Tsiao (SEAL)  
LEE TSIAO

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State of Illinois            )  
   )        SS  
 County of DuPage        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NELSON TSIAO and LEE TSIAO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and 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 10 day of November, 2016



*B. Schlosser*

Bernard A. Schlosser

This instrument was prepared by: Bernard A. Schlosser, Attorney,  
 181 S. Bloomingdale Road, Suite 103  
 Bloomingdale, Illinois 60108

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Bernard A. Schlosser, Attorney  
 181 S. Bloomingdale Road  
 Bloomingdale, IL 60108

Nelson and Lee Tsiao  
 939 Lakewood Drive  
 Barrington, IL 60010

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub Paragraph (e) of Section 4, actual consideration is less than \$100.00.

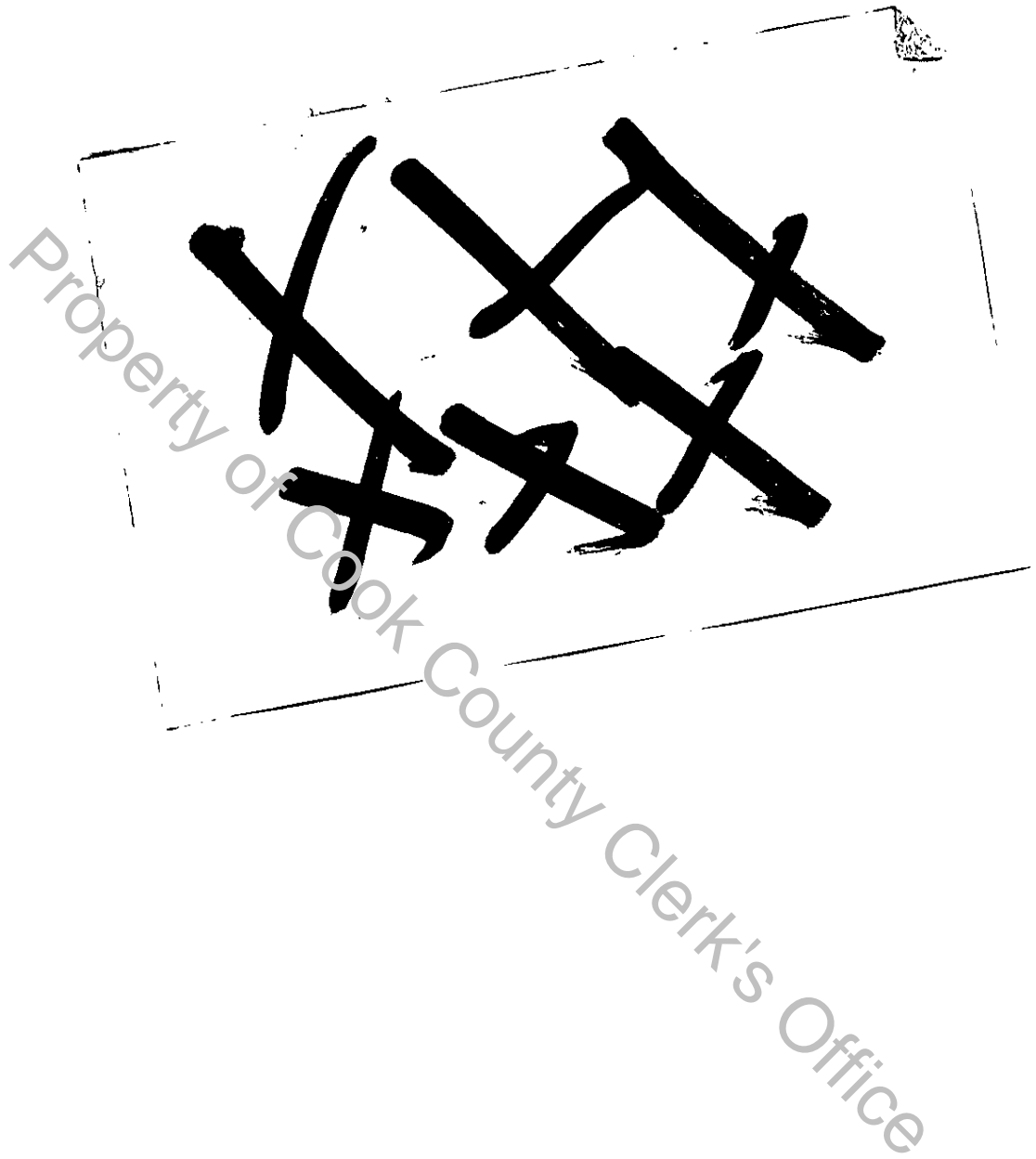
Dated: 11-10-16

*B. Schlosser*

Bernard A. Schlosser, Attorney  
 181 S. Bloomingdale Road  
 Bloomingdale, IL 60108

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Lot 2 in Block 7 in Poplar Hills Unit 2-B, being a Subdivision in the North East ¼ of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois on February 23, 1977 as Document No. 23828365.



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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 title to real estate under the laws of the State of Illinois.

Dated 8-30, 2016

Signature: [Signature]  
Grantor or Agent



Subscribed and sworn to before me  
By the said Attorney  
This 30, day of August, 2016  
Notary Public Claudia B. Schlosser

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 title to real estate under the laws of the State of Illinois.

Date 8-30, 2016

Signature: [Signature]  
Grantor or Agent



Subscribed and sworn to before me  
By the said Attorney  
This 30, day of August, 2016  
Notary Public Claudia B. Schlosser

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 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.)