

# UNOFFICIAL COPY



## DEED IN TRUST

Doc# 1723749004 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 08:41 AM PG: 1 OF 6

The Grantors, DANNY A. TRAN and PHUONG N. T. TRAN, also known as PHUONG N. TRAN, a married couple of the of Schaumburg, County of Cook, and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to CONVEY and QUIT CLAIM:

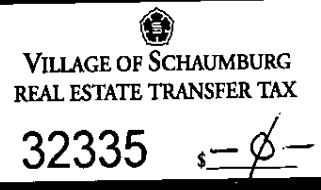
Fifty percent of the total undivided interest in the subject property unto DANNY A. TRAN, 1806 Kingsley Drive, Schaumburg, IL 60194, as Trustee under the provisions of a certain Trust Agreement, dated the day of April 19, 2017, and known as THE DANNY A. TRAN LIVING TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement;

Fifty percent of the total undivided interest in the subject property unto PHUONG N. T. TRAN, 1806 Kingsley Drive, Schaumburg, IL 60194, as Trustee under the provisions of a certain Trust Agreement, dated the day of April 19, 2017, and known as THE PHUONG N. T. TRAN LIVING TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement;

not as co-tenancy, not as joint tenancy, but as tenancy in entirety with right of survivorship.

The following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHMENT "A"



SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

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Permanent Index Number: 07-17-308-014-0000

Address of Real Estate: 1806 Kingsley Drive, Schaumburg, IL 60194

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, street, 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 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 present or in 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 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.

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 advances 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 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 each 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.

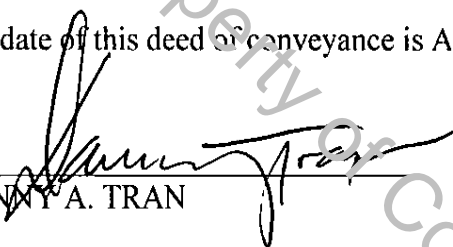
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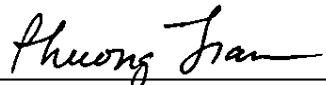
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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 and sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal on the date stated herein.

The date of this deed of conveyance is April 19, 2017.

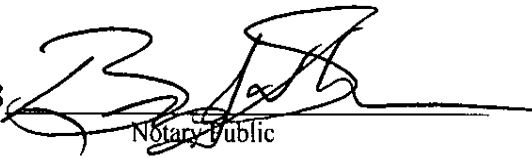
  
DANNY A. TRAN

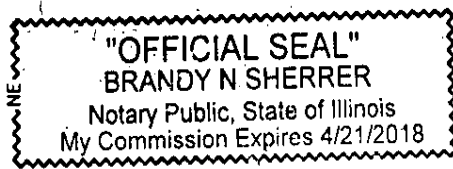
  
PHUONG N. T. TRAN, also known as PHUONG N. TRAN

State of Illinois,  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANNY A. TRAN and PHUONG N. T. TRAN, also known as PHUONG N. TRAN, is/are personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as her/his/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 April 19, 2017

My Commission expires: April 21, 2018,   
Notary Public



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THIS INSTRUMENT WAS PREPARED BY:

MARILYN A. ROWLEY  
ATTORNEY ROWLEY LAW  
2300 N. BARRINGTON ROAD  
SUITE 400  
HOFFMAN ESTATES, IL 60169

MAIL TO:

ROWLEY LAW  
2300 N. BARRINGTON ROAD  
SUITE 400  
HOFFMAN ESTATES, IL 60169

SEND TAX BILLS TO:

DANNY A. TRAN  
PHUONG N. T. TRAN  
1806 KINGSLEY DRIVE  
SCHAUMBURG, IL 60194

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT OF SECTION 4, PARAGRAPH E  
AND COOK COUNTY ORDINANCE 95104 PARAGRAPH E.

DATE: April 19, 2017

SIGNATURE



Buyer, Seller, or Representative,

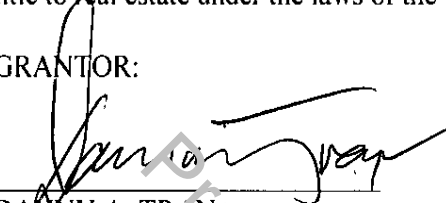
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or their Agent affirms that, to the best of their 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, an Illinois limited liability company or foreign limited liability company 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.

GRANTOR:

  
\_\_\_\_\_  
DANNY A. TRAN

DATED: April 19, 2017

  
\_\_\_\_\_  
PHUONG N. T. TRAN, also known as PHUONG N. TRAN,

DATED: April 19, 2017

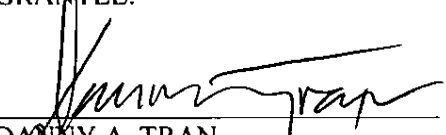
Subscribed and sworn to before me by the said Grantor, this April 19, 2017.

  
\_\_\_\_\_  
Notary Public

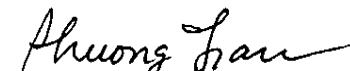


The Grantee or their Agent affirms and verifies that the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold real estate in Illinois, an Illinois limited liability company or foreign limited liability company 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.

GRANTEE:

  
\_\_\_\_\_  
DANNY A. TRAN,  
as trustee of as trustee of THE DANNY A. TRAN LIVING TRUST, dated April 19, 2017.

DATED: April 19, 2017

  
\_\_\_\_\_  
PHUONG N. T. TRAN  
as trustee of THE PHUONG N. T. TRAN LIVING TRUST, dated April 19, 2017.

DATED: April 19, 2017

Subscribed and sworn to before me by the said Grantee, this April 19, 2017.

  
\_\_\_\_\_  
Notary Public



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## ATTACHMENT "A"

LOT 1946 IN STRATHMORE SCHAUMBURG, UNIT NUMBER 22, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDER AUGUST 22, 1978 AS DOCUMENT NUMBER 24594904, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office