



\*1726213050\*

Doc# 1726213050 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/19/2017 12:14 PM PG: 1 OF 5

*Karen A. Yarbrough*

Cook County Recorder  
118 N. Clark Street  
Room 120  
Chicago, IL 60602

**Quit Claim Deed  
In Trust**

This Space is for Recorder's Office use only

(PREPARED WITHOUT TITLE EXAMINATION)

**Mail to:**

Law Office of Judith A. Schening, LLC  
107 S. McLean Blvd.  
South Elgin, IL 60177

**Name & Address of Tax Payer:**

Sue Wang, Trustee of the Wang Yin Family  
Trust dated July 17, 2017  
18595 Dancy Street  
Rowland Heights, CA 91748

THIS INDENTURE WITNESSETH, that the Grantors, Bin Yin and Sue Wang, husband and wife, of the City of Rowland Heights, County of LOS ANGELES, and State of CALIFORNIA, for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM unto Sue Wang, whose address is 18595 Dancy Street, Rowland Heights, CA 91748, as trustee under the provisions of a trust agreement dated July 17, 2017, and known as the Wang Yin Family Trust, of the City of Rowland Heights, County of LOS ANGELES, and State of CALIFORNIA, all of their interest in the following described real estate situated in the County of COOK and State of ILLINOIS, to wit:

UNIT 3602 AND PARKING UNIT P-274 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-16-238-021-0000

Address of Real Estate: 235 W. Van Buren Street, Unit 3602 and P-274, Chicago, IL 60607

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.

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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 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 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 other 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, 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.

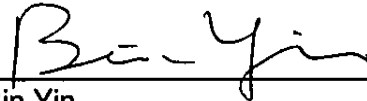
And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads

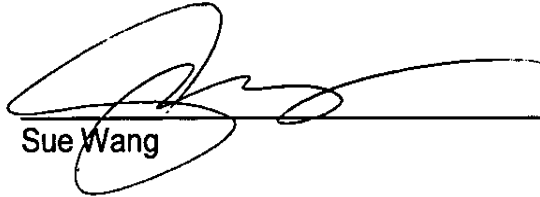
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from sale on execution or otherwise.

The Grantors promise or covenant to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantors and none other.

IN WITNESS WHEREOF, the Grantors aforesaid Bin Yin and Sue Wang hereunto set their hands this 17<sup>th</sup> day of July, 2017

  
\_\_\_\_\_  
Bin Yin


  
\_\_\_\_\_  
Sue Wang

STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF LOS ANGELES )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bin Yin and Sue Wang, personally known to me to be the same persons whose names 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 17<sup>th</sup> day of July, 2017.




  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/21/2018

**MUNICIPAL TRANSFER STAMP (If Required)**

**COOK COUNTY / ILLINOIS TRANSFER STAMP**

REAL ESTATE TRANSFER TAX		19-Sep-2017	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	

17-16-238-021-0000 | 20170901624976 | 1-903-629-760

REAL ESTATE TRANSFER TAX		19-Sep-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-238-021-0000 | 20170901624976 | 0-821-971-904

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

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**Name & Address of Preparer:\***

JUDITH A. SCHENING  
LAW OFFICE OF JUDITH A. SCHENING, LLC  
107 S. McLean Blvd.  
South Elgin, IL 60177  
Telephone: (630) 453-8884  
Telefax: (888) 847-6806

**\*NOTE: The Attorney preparing this instrument has not examined the title to the real property described herein, and has expressed no opinion regarding title to said real property.\***

Under penalty of perjury, the undersigned certifies that this transaction is exempt under provisions of paragraph (e), Section 31-45, Real Estate Transfer Tax Act.

7/17/2017  
Date

  
\_\_\_\_\_  
Buyer, Seller or Representative

The undersigned trustee certifies that he accepts this transfer of real property in accordance with 760 ILCS 5/6.5.

7/17/2017  
Date

  
\_\_\_\_\_  
Sue Wang, Trustee

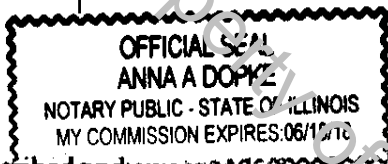
\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes; (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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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 September 15, 2017



Signature: Judith A. Schening  
Grantor or Agent

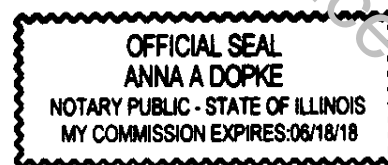
Subscribed and sworn to before me  
By the said Judith A. Schening  
This 15, day of September, 2017  
Notary Public Anna A. Dopke

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 September 15, 2017

Signature: Judith A. Schening  
Grantee or Agent

Subscribed and sworn to before me  
By the said Judith A. Schening  
This 15, day of September, 2017  
Notary Public Anna A. Dopke



**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.)