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DEED IN TRUST

Grantors, XIAOHUA GU and GUOYAO XIA, now known as GAVIN GUOYAO XIA, married to each other, of Deerfield, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim an undivided one-half (1/2) interest to GAVIN GUOYAO XIA and XIAOHUA GU, not personally but as Co-Trustees of the GAVIN_GUOYAO XIA Trust 6+4 dated the day 00+ , 2017, and convey and quitclaim an undivided one-half (1/2) interest to XIAOHUA GU and GAVIN GUOYAO XIA, not personally but as Co-Trustees of the XIAOHUA GU Trust deted the 6th day of OCt , 2017, their successor or successors, the following described real estate in Lake County, State of Minois:

TAR



Doc# 1728629080 Fee \$42.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2017 02:53 PM PG: 1 OF 3

UNIT 1206 AND P-130 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0433603049 IN THE NORTHWEST FRACTIONAL 1/4 CE SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-22-102-025-1148 and 17-22-102-025-1298

Commonly known as: 1250 South Indiana Street, Unit 1203, Chicago, IL 60605

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to bate any subdivision or part thereof and to resubdivide said real estate 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 rear estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trustall of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in no session 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.



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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed on this 64 day of 00+ , 201	7. 2.2. 1 0
GUOYAO XIA, now known as GAVIN	Xiaohulifr XIAOHUA GU
GUOYAO XIA Exempt under Real Estate Transfer Tax Act, Section 1997	
0C+ ,2017.	Xearbuch
GAVIN GUOYAO XIA	XIAOHUA GU

STATE OF ILLINOIS COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that XIAOHUA GU and GUOYAO XIA, now known as GAVIN GUOYAO XIA, married to each other, 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.

Given under my hand and notarial seal this day of 2017

TEIL

This Document Prepared by and after Recording Mail to:
TIMOTHY A. ROCAP, Esq.
RHOADES LEVY LAW GROUP P.C.
3400 Dundee Road, Suite 340
Northbrook, IL 60062

Notary Public

(847) 870-7600; Fax: (847) 380-2036

Mail Subsequent Tax Bills to: GAVIN GUOYAO XIA and XIAOHUA GU 1184 Robbie Court

Deerfield, IL 60015

OFFICIAL SEAL
TIMOTHY ROCAP
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/28/18

REAL ESTATE	TRANSFER	TAX	16-Oct-2017
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-22-102-	025-1148	20171001638145	1-628-138-432

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REAL ESTATE TRANSFER TAX 16-Oct-2017

CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

17-22-102-025-1148 | 20171001638145 | 1-660-448-704

Grantor/Grantee Address: 1184 Robbie Court, Deerfield, IL 60015

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (ABI) 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 another 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.

DATED: Oct - 6 , 2017 SIGNATURE: GRANTOR OF AGENT	<u></u>		
GRANTOR NOT ARY SECTION: The below section is to be completed by the NOTARY who w	itnesses		
the GRANTOR signature.			
Subscribed and sworn to before me, Name of Notary Public: \(\)\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
On this date of			
NOTARY SIGNATURE: OFFICIAL SEAL			
GRANTEE SECTION TIMOTHY ROCAP NOTARY PUBLIC - STATE OF ILLINOIS			
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a parauthorized to do business or acquire and hold title to real estate in Illinois or other entity recogn person and authorized to do business or acquire and hold title to real estate under the laws of the	oration or ortnership ized as a		
DATED: Oct. 6 , 2017 SIGNATURE: GRANTE & ACENT	≠		
GRANTEE NOTARY SECTION: The below section is to be completed by the LOTARY who witnesses the GRANTEE signature.			
Subscribed and sworn to before me, Name of Notary Public: By the said GAVIN GUOYAO XIA			
On this date of OFFICIAL SEAL)		
NOTARY SIGNATURE: TIMOTHY ROCAP NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/28/18			
CRIMINAL LIABILITY NOTICE			
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)