

UNOFFICIAL COPY

725112



\*1729606057D\*

DEED IN TRUST  
(ILLINOIS)

Doc# 1729606057 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 02:34 PM PG: 1 OF 5

THE GRANTORS,  
Michael Yee, a married man, of  
the City of Spring, County of  
Harris, State of Texas, and  
Cynthia Yee, formerly known as  
Cynthia Tsang, a married woman  
of Tinley Park, County of Cook  
State of Illinois, for and in  
consideration of Ten and no/100

(\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Robin Ney as Trustee of the 3606 S. Winchester 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:

\*

SEE EXHIBIT A ATTACHED HERETO

This is not homestead property with respect to Cynthia Yee or Michael Yee  
Property Address: 3606 S Winchester Chicago, IL 60609  
Real Estate Index Number: 17-31-408-026-0000

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 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 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

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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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

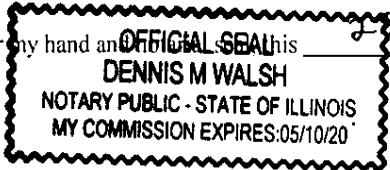
25<sup>th</sup> In Witness Whereof, the grantor aforesaid has hereunto set her/his hand and seal this day of September, 2017.

Cynthia Yee  
Cynthia Yee

Michael Yee  
Michael Yee

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 \_\_\_\_\_ Cynthia Yee and Michael Yee, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and  this 25<sup>th</sup> day of September, 2017.  
Dennis M Walsh  
NOTARY PUBLIC  
NOTARY PUBLIC

The foregoing transfer of title/conveyance is hereby accepted by Robin Ney as Trustee of the 3606 S. Winchester Trust

Robin Ney as Trustee  
Robin Ney as Trustees

This instrument was prepared by:  
Dennis M. Walsh  
205 W. Randolph Suite 1000  
Chicago, IL 60606

Mail to:

Michael E. White  
Carey White Boland Murnighan & Murray, LLC  
33 W. Jackson Boulevard, 5<sup>th</sup> Floor  
Chicago, IL 60604

Mail Tax Bill to:

Ian Robertson  
3606 S. Winchester  
Chicago, IL 60690

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## Exhibit "A" – Legal Description

LOT 51 IN SUBDIVISION OF BLOCK 25 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## REAL ESTATE TRANSFER TAX

06-Oct-2017



**CHICAGO:**

1,912.50

**CTA:**

765.00

**TOTAL:**

2,677.50 \*

17-31-408-026-0000 | 20170901627968 | 0-849-778-624

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

06-Oct-2017



<b>COUNTY:</b>	127.50
<b>ILLINOIS:</b>	255.00
<b>TOTAL:</b>	382.50

17-31-408-026-0000

| 20170901627968 | 1-801-648-064