

1061

# UNOFFICIAL COPY



This instrument prepared by:  
Chol M Yang  
4001 W. Devon Ave., #400  
Chicago, IL 60646

Doc# 1730049012 Fee \$44.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/27/2017 09:06 AM PG: 1 OF 4

Mail future tax bills to:  
Ronald E. Feldman and Diane B. Feldman  
45 Prairie Park Dr.  
Wheeling, IL 60090

Mail this recorded instrument to:  
~~Ronald E. Feldman and Diane B. Feldman~~  
~~45 Prairie Park Dr.~~ *Greg MacDonell*  
~~Wheeling, IL 60090~~ *701 Lee Street, Ste #30*  
*Des Plaines, IL 60016*

PRECISION TITLE

PTC 28738

## WARRANTY DEED IN TRUST TENANCY BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that the GRANTORS, Chung Hee Yoon and Chai Byung Yoon, wife and husband of the village of Wheeling, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto GRANTEES, Diane B. Feldman, as Trustee of the Diane B. Feldman Trust dated June 27, 1997, as to an undivided 50% interest and Ronald E. Feldman, as Trustee of the Ronald E. Feldman Trust dated June 27, 1997, as to an undivided 50% interest, said beneficial interest of Diane B. Feldman and Ronald E. Feldman, as husband and wife, to the homestead property to be held as TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PERMANENT INDEX NUMBER: 03-02-100-082-1018/1081/1082 PROPERTY ADDRESS:  
45 Prairie Park Dr., Wheeling, IL 60090

Subject to: a) General real estate taxes for year of 2017 and subsequent years; b) Conditions, covenants and restrictions of record; and c) Building lines and easements, if any, provided they do not interfere with current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption act Laws of the State of Illinois.

To have and to hold said premises not as joint tenants or tenants in common but as tenants by the entirety, forever.

Together with the tenements and appurtenances thereunto belonging.

**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 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

**WHEELING**  
Real Estate Transfer Approved  
Initials *MB* Date *10/13/17*  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

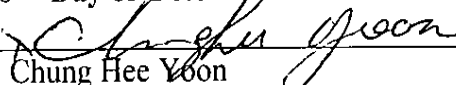
# UNOFFICIAL COPY

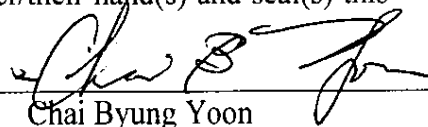
a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any 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, 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 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, her, 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 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this  
16<sup>th</sup> Day of October 2017

  
Chung Hee Yoon

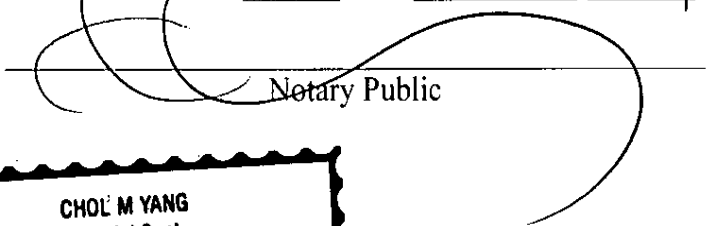
  
Chai Byung Yoon

# UNOFFICIAL COPY

STATE OF  
ILLINOIS  
  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY \_ Chung Hee Yoon and Chai Byung Yoon personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 16<sup>th</sup> day of October, 2017.

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



Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

19-Oct-2017



COUNTY: 140.00  
ILLINOIS: 280.00  
TOTAL: 420.00

03-02-100-082-1018

| 20171001640614 | 2-105-690-048

**UNOFFICIAL COPY**  
**CHOL M. YANG As An Agent For**  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**2050 E. ALGONQUIN ROAD, STE. 602 SCHAUMBURG, IL. 60173**

**ALTA Commitment**  
**Schedule A1**

**File No.:** PTC28738

**Property Address:** 45 PRAIRIE PARK DRIVE, UNIT 306,  
WHEELING IL 60090

**Legal Description:**

PARCEL 1:

UNIT NUMBER 1-306 AND P-1-33 AND P-1-34 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1-33, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0506203148.

**Permanent Index No.:** 03-02-100-082-1018, 03-02-100-082-1081  
03-02-100-082-1082