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DEED IN TRUST



Doc# 1734846246 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 12:36 PM PG: 1 OF 4

THE GRANTORS, TORRANCE T. LY and LIEN N. NGUYEN of the County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, Convey and Quit Claim unto TORRANCE T. LY and LIEN N. NGUYEN married to each other as Trustees under the provisions of the Ly Family Trust dated March 8, 2017 (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under said Declaration, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 20, 21 AND 22 IN BLOCK 11 IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-24-210-038-0000, 15-24-210-039-0000,
15-24-210-040-0000

Address of real estate: 1441 South Marengo Avenue, Forest Park, Illinois 60130

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 declaration 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, streets, highway or alleys; to vacate any subdivision or part thereof, and to resub divide 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, 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

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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 instruments 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. Said interest in the residential real property of the husband and wife trust beneficiaries, is transferred to said beneficiaries as tenants by the entireties.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 8th day of March, 2017.

 (SEAL)
TORRANCE T. LY

 (SEAL)
LIEN N. NGUYEN

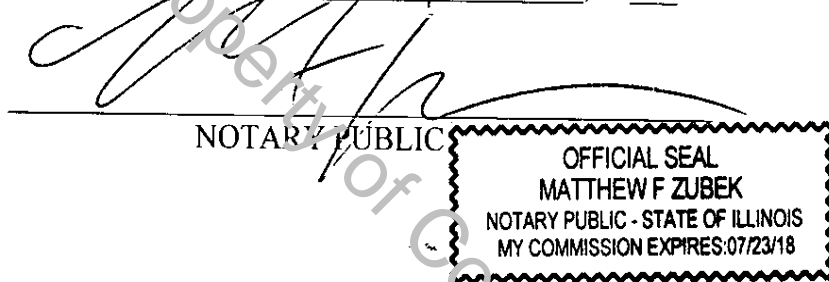
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State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State
aforementioned DO HEREBY CERTIFY that TORRANCE T. LY AND LIEN N.
NGUYEN husband and wife, 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 official seal, this 8th day of March, 2017.

My commission expires 7/23, 20 18.



Exempt Under Provisions of Chapter 35

Illinois Compiled Statutes, Section 305/4(e)

[Handwritten signature]

This instrument was prepared by: Matthew F. Zubek, 8855 S. Ridgeland Ave., Ste. 211,
Oak Lawn, Illinois 60453.

MAIL TO:

Matthew F. Zubek
8855 S. Ridgeland Ave., Ste. 211
Oak Lawn, Illinois 60453

SEND SUBSEQUENT TAX BILLS TO:

TORRANCE T. LY
1441 Marengo Ave
Forest Park, Illinois 60130

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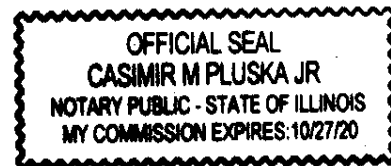
STATEMENT BY GRANTOR AND GRANTEE

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 9-7, 20 17 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of Sept, 20 17.

[Signature]
Notary Public

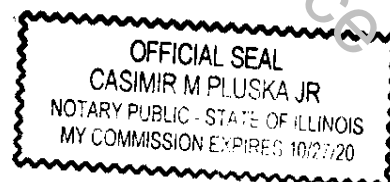


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9-7, 20 17 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of Sept, 20 17.

[Signature]
Notary Public



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 a Class A misdemeanor for subsequent offenses.

[Attach 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.]