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QUIT CLAIM DEED IN TRUST

Doc# 1805845003 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 AFFIDAUIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 09:29 AM PG: 1 OF 5

WITNESSETH, That grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby convey and Quit Claim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

UNIT 305 AND PARKING SPACE F-14 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WINDSOR HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25376971, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number: 14-05-213-032-1019, 14-05-213-032-1046

Address of Real Estate: 5950 N. Kenmore, Unit 305, Chicago, IL 60653

TO HAVE AND HOLD said premises with the appurtenances, upon the trus s and for the uses and purposes herein and in said Trust set forth.

In addition to all of the powers and authority granted to the grantee by the terms of said. Trust, full power and authority is hereby granted to the grantee to improve, manage, protect and subdivide said real estate 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 real estate 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 the grantee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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

CCRD REVIEW _____

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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 or title or interest in or about or easement appurtenant to said real estate 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 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 the grantee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the grantee be coliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the grantee, or be obliged or privileged to inquire into any of the terms of said Trust and every deed, trust deed, mortgage, lease or other instrument executed by the grantee 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 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 or in some unendment thereof and binding upon all beneficiaries thereunder, (c) that the grantee 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 their predecessors 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 said GRANTOR hereby expressly waive and release any and all right or benefit ender 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT Jan 2012

IN WITNESS WHEREOF, the grantor hereunto sets her hand and seal the day and year first above written.

OCELYN JOSEFINA LIM aka JOSEFINA LIM

UNOFFICIAL MANCY KRAWCZYK SEAL)

(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 JOCELYN JOSFINA LIM aka JOSEFINA LIM and NANCY KRAWCZYK 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	day of ZIZ	2018
NOTARY PUBLIC	(SEAL)	OFFICIAL SEAL JONATHAN E SHIMBERG NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/07/22
ACCEPTANCE OF CONVEYANCE	,	,
The undersigned hereby acknowledges received	ipt of this instrumen	it and accepts said conveyance to
the undersigned as trustee of the JOCELYN	JOSEFINA LIM D	ECLARATION OF TRUST.
Dated:		•
0,		
Melen Josephan		
OCELYN JOSEFINA LIM, Trustee	0,	
JOCELYN JOSEFINA LIM Declaration of	Trust, datea 211.	2/18
(State of Illinois, County of Cook) ss. I, the	undersigned, a Nota	Ty Public in and for said County,
in the State aforesaid, DO HEREBY CERT	FIFY that JOSEFIN	A ZIM personally known to me
to be the same person whose name is subscr	ribed to the foregoin	g instrument, appeared before me
this day in person, and acknowledged that sl	he signed, sealed an	d delivered the said instrument as

This instrument was prepared by: Linda R. Crohn, 9003 Lincolnwood Drive, Evanston, IL 60203

her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this day of 2/12/18

REAL ESTAT	E TRANSFER	TAX	27-Feb-2018
	(E)	COUNTY:	0.00
	(SOL)	ILLINOIS:	0.00
		TOTAL:	0.00
14-05-21	13-032-1019	20180201699473	1-535-403-552

ı	REAL ESTATE TRANS	FER TAX	27-Feb-2018
	4	CHICAGO:	0.00
1		CTA:	0.00
		TOTAL:	0.00 *
	14-05-213-032-1019	20180201699473	1-930-307-104

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Linda R. Crohn 9003 Lincolnwood Drive Evanston, IL 60203 Josefina Lim 4130 N. Central Avenue Chicago, IL 60634

COOK COUNTY RECORDER OF DEEDS

COOK COUNTY RECORDER OF DEEDS

COOK COUNTY RECORDER OF DEEDS

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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, 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.

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Subscribed and swom to before me By the said	OFFICIAL SEAL NOTARY PUBLIC STATE OF ILLINOIS THE COMMISSION EXPIRES 0207722 THE PROPERTY OF	Grantor or Agent Subscribed and sworn to before me By the said	Dated 2112 20	<u>0' 0</u>	. ,
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(Attach to deed or ABI to be recorded in Cook County, Hinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)