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DOCUMENT PREPARED BY:

Attorney Angelika Kuehn
171 S. Oak Park Ave.
Oak Park, IL 60302



Doc# 1816319020 Fee \$42.00

MAIL TAX BILL TO:

Jih-Chiun Lee
7542 South Crandon Ave.
Chicago, IL 60649

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/12/2018 10:38 AM PG: 1 OF 3

MAIL RECORDED DEED TO:

Attorney Angelika Kuehn
171 S. Oak Park Ave.
Oak Park, IL 60302

DEED IN TRUST

THE GRANTOR(S), **JIH-CHIUN LEE**, a single man, of Chicago, County of Cook, State of Illinois, for the consideration of **TEN (\$10 00) DOLLARS** and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **JIH-CHIUN LEE, AS TRUSTEE OF THE JIH-CHIUN LEE TRUST dated June 19, 2002**, and unto every successor in trust under said trust agreements, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 7 AND THE NORTH 10 FEET OF LOT 6 IN BLOCK 2 IN BOYD AND HALLS SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 7542 South Crandon Avenue
Chicago, IL 60649

Permanent Real Estate Index No: 20-25-405-033-0000

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. **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

Exempt under provisions of par. FE,
sec. 4, Real Estate Transfer Act.
Angelika Kuehn
Buyer, Seller or Representative/Date: 4.14.18

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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 obligated 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 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.

DATED: APRIL 14, 2018




JIH-CHIUN LEE, GRANTOR

ACCEPTED: 

JIH-CHIUN LEE, TRUSTEE,
GRANTEE

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 **JIH-CHIUN LEE**, 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 instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 14 day of APRIL, 2018.



Notary Public



My commission expires: 12-10-21



REAL ESTATE TRANSFER TAX	18-May-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-25-405-033-0000 | 20180501670313 | 1-357-131-040

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

REAL ESTATE TRANSFER TAX	12-Jun-2018
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-25-405-033-0000 | 20180501670313 | 0-167-568-160

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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.

[Signature]
Jih-Chiun Lee, Grantor

Dated APRIL 14, 2018

Subscribed and sworn to before me by the said Jih-Chiun Lee this 14 day of APRIL, 2018



Notary Public:

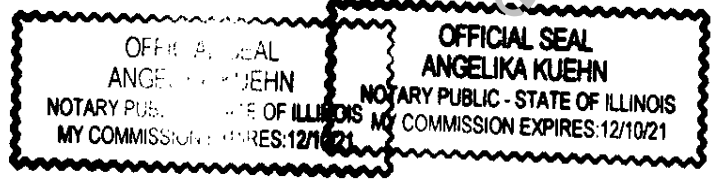
[Signature]

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.

[Signature]
Jih-Chiun Lee, Trustee, Grantee

Dated: APRIL 14, 2018

Subscribed and sworn to before me by the said Jih-Chiun Lee this 14 day of APRIL, 2018



Notary Public:

[Signature]

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 to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]