

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Prepared by and Mail to:  
 Michael J. Polachek  
 Law Office of Michael J. Polachek,  
 Ltd.  
 1000 Hart Road, Suite 300  
 Barrington, IL 60010

Tax Bills to:  
 Trung and Mai Nguyen  
 766 Fox Avenue  
 Glendale Heights, IL 60139



Doc# 1822016080 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2018 03:03 PM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantor(s) Trung Van Nguyen and Mai K. Tran-Nguyen, husband and wife, of the County of DuPage and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to Trung Van Nguyen and Mai K. Tran-Nguyen, Trustees of the Nguyen Living Trust dated April 18, 2018 and any amendments thereto, not as Joint Tenants or Tenants In Common but as Tenants By The Entirety the following described Real Estate in the County of DuPage and State of Illinois, to wit:

LOT 45 IN SECTION FIVE OF RESKIN'S SIXTH ADDITION TO GLENDALE HEIGHTS, BEING A SUBDIVISION OF LOTS 5 AND 6 TOGETHER WITH VACATED STREETS, IN H.A. RESKIN'S GLENDALE PROPERTIES SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECTION FIVE OF RESKIN'S SIXTH ADDITION RECORDED APRIL 26, 1977 AS DOCUMENT R77-29955, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 02-35-214-016-0000

Address of Real Estate: 766 FOX AVENUE, GLENDALE HEIGHTS ILLINOIS 60139

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 99 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

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owing 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 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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 28<sup>th</sup> day of June, 2018

[Signature]  
TRUNG VAN NGUYEN

[Signature]  
MAI K. TRAN-NGUYEN

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH (c), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature]  
MAI K. TRAN-NGUYEN, Grantor

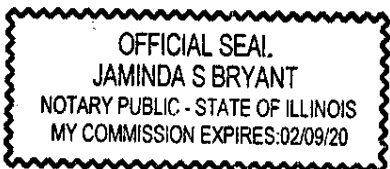
Dated: June 28<sup>th</sup>, 2018

State of Illinois, County of St. Clair

I, Jaminda S Bryant, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Trung Van Nguyen and Mai K. Tran-Nguyen, husband and wife, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28<sup>th</sup> day of June, 2018

[Signature] (Notary Public)



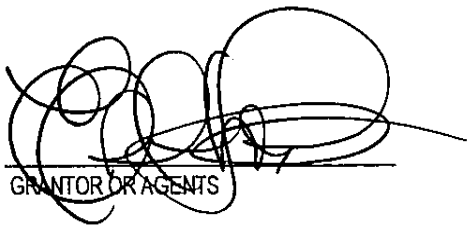


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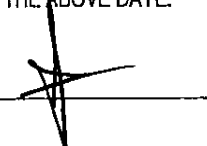
## STATEMENT BY GRANTOR AND GRANTEE

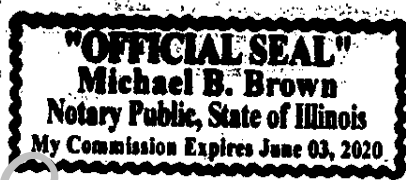
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

DATED: 8/6/18

SIGNATURE:   
GRANTOR OR AGENTS

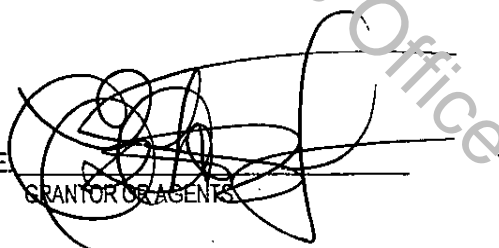
SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 

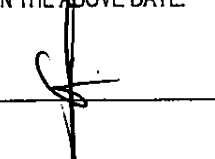


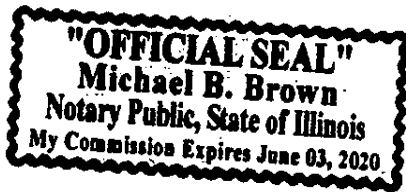
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DATED: 8/11/18

SIGNATURE:   
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE QUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.