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1/1 Chicago Title
18GROW5502410B
PREPARED BY:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062

Doc#: 1827055032 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2018 09:51 AM Pg: 1 of 5

Dec ID 20180901681068
ST/CO Stamp 1-761-536-160 ST Tax \$525.00 CO Tax \$262.50

MAIL TAX BILL TO:

MAIL RECORDED DEED TO:
Richard Glenn Witt Trust
1743 Dewes St.
Glenview, IL 60025

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the grantor(s) **Brant Chung and Kathleen Kim, husband and wife, of 1743 Dewes St., Glenview, IL 60025**, for and in consideration of Ten and no/100----- (\$10.00) in hand paid, convey(s) and warrant(s) unto **Richard Glenn Witt Trust** of ~~dated~~ **October 24, 2018** Chicago, Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOTS 29 THROUGH 31 AND THE WEST 10.00 FEET OF LOT 32 IN BLOCK 2 OF DEWES' ADDITION TO OAKGLEN (EXCEPT THE 4.5 ACRES IN THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN) BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 35 LYING BETWEEN THE CHICAGO, MILWAUKEE AND ST PAUL RAILROAD AND PUBLIC HIGHWAY RUNNING FROM OAK GLEN TO NILES KNOWN AS THE WAUKEGAN ROAD, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29, THENCE SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 27.03 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 79.64 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 19 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.06 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 1.40 FEET; THENCE SOUTH 44 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 3.99 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 6.75 FEET; THENCE SOUTH 45 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 3.99 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 9.47 FEET, THENCE NORTH 89 DEGREES 38 MINUTES 05 SECONDS WEST, A DISTANCE OF 40.06 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 23.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOKWOOD COURTE RECORDED APRIL 22, 1998 AS DOCUMENT NUMBER 98323186.

UNOFFICIAL COPY**Permanent Index Number(s): 04-35-307-049-0000****Property Address: 1743 Dewes St., Glenview, IL 60025**

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 recession 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 other 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, lease 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 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 full vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.

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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 fro 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.

Dated this 27th day of August, 2018.

Brant Chung
Brant Chung

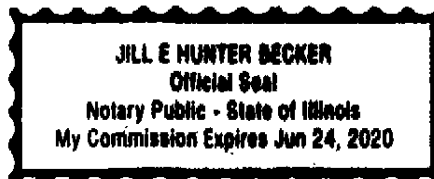
Kathleen Kim
Kathleen Kim

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 **Brant Chung and Kathleen Kim, husband and wife**, 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 his/her/their, free and voluntary act for the uses and purposes set forth there in.

Given under my hand and notarial seal, this 27th day of August, 2018.

Jill E Hunter Becker
Notary Public



UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**STATE OF IL

Escrow No.: 18GNW550241NB

COUNTY OF COOK

Kathleen Kim and Brant Chung, being duly sworn on oath, states that They resides at 1743 Dewes St., Glenview, IL 60025-4301. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Kathleen Kim

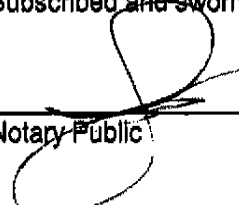


Brant Chung

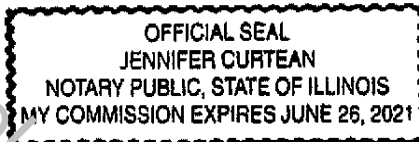
STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 21st of September 2018.



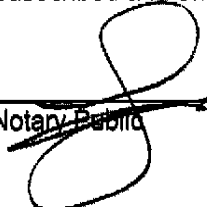
Notary Public



STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 21st of September 2018.



Notary Public

