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WARRANTY DEED IN TRUST

PREPARED BY & RETURN TO:

Andy Lau, Esq.
Patzik, Frank & Samotny Ltd.
150 S. Wacker Dr., Suite 1500
Chicago, Illinois 60606

SEND SUBSEQUENT TAX

BILLS TO:

Jayne Kwan, Trustee
1920 S. Lee Pkwy
Chicago, Illinois 60616



Doc# 1830334058 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2018 02:49 PM PG: 1 OF 5

Above Space for Recorder's use only

THE GRANTOR, Jayne Kwan, of 1920 S. Lee Pkwy, Chicago, Illinois 60616, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the **GRANTEES, JAYNE KWAN AND TOM KWAN, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEES OF THE JAYNE KWAN REVOCABLE TRUST u/a/d February 7, 2018**, as amended from time to time (the "Trust Agreement"), and to any and all successor Trustees legally appointed under said Trust Agreement, or who may be legally appointed, all of the Grantors interest in the following described real estate situated in the County of Cook and the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Index Number: 17-21-435-006-0000

Address of Real Estate: 1920 S. Lee Parkway
Chicago, Illinois 60616

together with all the appurtenances and privileges thereunto belonging or appertaining and subject to any and all easements, restrictions, covenants and encumbrances of record.

In addition to all of the power and authority granted to the Grantee Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Grantee Trustee with respect to the property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the property as often as desired; contract to sell or convey the property on any terms either with or without consideration; grant options to purchase; convey the property 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 Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any

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improvements on the property; lease, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the property for other real or personal property; 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 the property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustee from personal liability; and deal with the 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 the Grantee Trustee in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Grantee Trustee in relation to the property 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 trusts created by this Indenture and by the Trust Agreement were 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Grantee Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e), Cook County Ordinance 74-106, paragraph (5), and Chicago Transfer Tax Ordinance Section 3-33-60, Paragraph (e).

Date: 7-9-18

Jayanne K. Wilson
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		30-Oct-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 * 2

REAL ESTATE TRANSFER TAX		30-Oct-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-21-435-006-0000 | 20181001615473 | 2-103-032-992

17-21-435-006-0000 | 20181001615473 | 0-843-676-832

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

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[signatures on next page]

DATED this 9 day of July, 20 18.

Jayne Kwan
Jayne Kwan, Grantor

The undersigned Trustees hereby accept the foregoing conveyance on behalf of the Grantee as of the day and year set forth above.

Jayne Kwan
Jayne Kwan, Co-Trustee

[Signature]
Tom Kwan, Co-Trustee

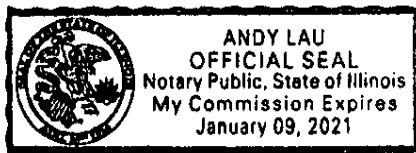
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jayne Kwan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of JULY, 20 18.

Commission expires 01/09/2021

[Signature]
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

LOT 6 IN SANTA FE GARDEN III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL ¼ OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:	17-21-435-006-0000
Address of Real Estate:	1920 S. Lee Parkway Chicago, Illinois 60616

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STATEMENT BY GRANTOR AND GRANTEE

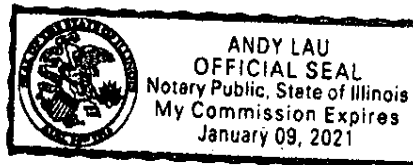
The grantor or his/her agent affirms that, to the best of his/her knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.

Date: 7-9-18, 2018

Signature: Jayme Kwan
Grantor or Agent

Subscribed and sworn to before me
by said Grantor/Agent,
this 9th day of JULY, 2018.

Andy Lau
Notary Public



The grantee or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Date: 7-9-18, 2018

Signature: Jayme Kwan
Grantee or Agent

Subscribed and sworn to before me
by said Grantee/Agent,
this 9th day of JULY, 2018.

Andy Lau
Notary Public

