

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Grantor, **ZHONG YU SHAO**,
widower of DE PRI CHEN, of
Elk Grove Village, County of
Cook, in the State of Illinois,
for and in consideration of Ten
Dollars (\$10.00) and other
good and valuable
consideration in hand paid,
CONVEYS and QUIT CLAIMS
to:

ZHONG YU SHAO, as
Trustee of THE ZHONG YU
SHAO TRUST dated May 8, 2019
1891 Pebble Beach Circle
Elk Grove Village, IL 60007



Doc# 1919145020 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2019 10:08 AM PG: 1 OF 3

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 23-3 IN THE HAMPTONS TOWN-HOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTH EAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27269141 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 07-26-200-014-1125

Address of real estate: 1891 Pebble Beach Circle, Elk Grove Village, Illinois 60007

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to and vested in said trustee to contract to sell, to grant options to purchase, to sell on any terms, 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 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 and said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate. It 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 an 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 by 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.

COOK COUNTY RECORDER OF DEEDS
EDWARD M. MOODY
07/10/2019 10:08 AM

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In Witness Whereof, the Grantor aforesaid has hereunto set hand / and seal this 8 day of May, 2019.

[Signature] (SEAL)
ZHONG YU SHAO

The foregoing transfer of title/conveyance is hereby accepted by Zhong Yu Shao of Elk Grove Village, Illinois, as Trustee under the provisions of Zhong Yu Shao Trust dated May 8, 2019.

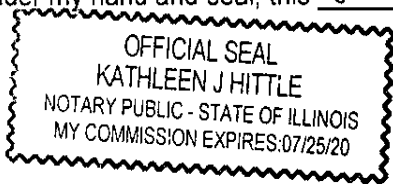
[Signature]
ZHONG YU SHAO

State of Illinois)
County of DuPage)

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ZHONG YU SHAO**, 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 he signed and delivered the said instrument as his 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 seal, this 8th day of May, 2019.



[Signature]
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, PROPERTY TAX CODE.

5/8/2019
Date

[Signature]
Buyer, Seller, or Representative

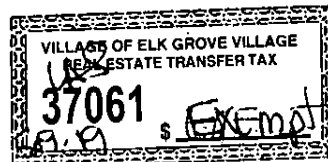
This document was prepared by: Kathleen J. Hittle, 552 S. Washington Street, Suite 209, Naperville, IL 60540

Mail to:

Zhong Yu Shao, as Trustee
1891 Pebble Beach Circle
Elk Grove Village, IL 60007

Send subsequent tax bills to:

Zhong Yu Shao, as Trustee
1891 Pebble Beach Circle
Elk Grove Village, IL 60007



REAL ESTATE TRANSFER TAX		27-Jun-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

07-26-200-014-1125 | 20190501683806 | 1-855-727-712

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 5 | 8 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

[Signature]

By the said (Name of Grantor): ZHONG YU SHAO

On this date of: 5 | 8 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 5 | 8 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

KATHLEEN J. HITTLE

By the said (Name of Grantee): ZHONG YU SHAO

On this date of: 5 | 8 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)