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QUIT CLAIM DEED IN TRUST (Illinois)

THE GRANTOR(S),
NING LI and YUK-PUI LI,
Husband and Wife, of the
County of DuPage and State of
Illinois for and in consideration
of Ten and NO/100 Dollars
(\$10.00), and other good and
valuable consideration in hand



Doc# 1922545056 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2019 01:19 PM PG: 1 OF 5

Above Space for Recorder's Use Only

paid, do hereby **CONVEY AND QUIT CLAIM** the real estate in the County of **COOK** and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference, unto **NING LI and YUK-PUI LI, M.D.** not personally but as **Trustees** under the provisions of a trust agreement dated the 3rd day of October, 2002, as now or hereafter amended, and known as the **NING LI TRUST**, 229 Meadowbrook Lane, Hinsdale, IL 60521 and unto all and every successor or successors in trust under said trust documents.

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 documents set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys; 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 trustees; 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 in 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 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

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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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust documents; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 there of the trust created by this Indenture and by said trust documents 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 documents or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees was duly authorized and empowered to execute and delivery 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.

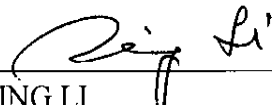
And the said grantor hereby expressly waive(s) and releases(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 17-10-222-007-1647

Address of Real Estate: 474 N. Lake Shore Drive
Parking Space #148
Chicago, IL 60611

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IN WITNESS WHEREOF, the grantors hereunto set their hands this 16 day of July, 2019.



NING LI

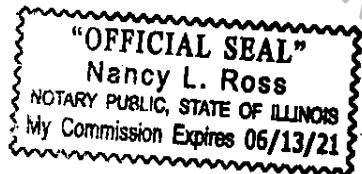


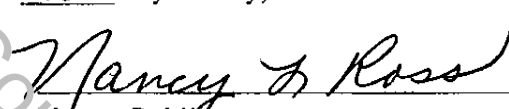
YUK-PUI LI

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that NING LI and YUK-PUI LI, husband and wife, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 16th day of July, 2019.






Notary Public

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Paul F. Gerbosi
Nisen & Elliott, LLC
200 W. Adams Street, Suite 2500
Chicago, Illinois 60606


COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4, REAL ESTATE TRANSFER ACT



Buyer, Seller or Representative

DATE: July 16, 2019.



Send Subsequent Tax Bills to:
YUK-PUI LI, M.D.
As Trustee
229 Meadowbrook Lane
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		13-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-222-007-1647 | 20190701634922 | 0-566-426-720

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

QUIT CLAIM DEED IN TRUST

REAL ESTATE TRANSFER TAX		13-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-222-007-1647 | 20190701634922 | 1-135-508-576

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EXHIBIT A TO QUIT CLAIM DEED LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1: UNIT PS148 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 474 NORTH LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0531422075, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 86446718 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: .17-10-222-007-1647

ADDRESS: 474 N. LAKE SHORE DRIVE, PARKING SPACE #148
CHICAGO, IL 60611

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STATEMENT BY GRANTOR AND GRANTEE

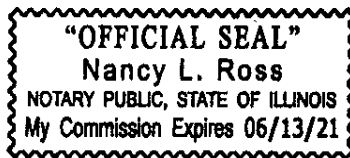
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: July 16, 2019

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
this 16th day of July, 2019

Nancy L. Ross
Notary Public



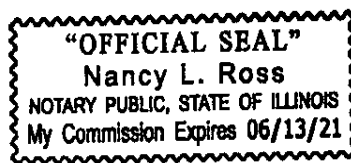
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: July 16, 2019

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
this 16th day of July, 2019

Nancy L. Ross
Notary Public



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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.)