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WARRANTY DEED IN TRUST

After Recording Mail To:

Edward J. Witas & Associates, P.C.
Attorneys at Law
1375 E. Woodfield Road, Suite 510
Schaumburg, Illinois 60173



Doc# 1926845076 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 01:20 PM PG: 1 OF 4

Name and Address of Taxpayer:

Jerry T. Lai
1060 North Marshfield 2 South
Chicago, Illinois 60622

THIS INDENTURE WITNESSETH, that the Grantors JERRY T. LAI, an unmarried man, of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, CONVEY and WARRANT unto Jerry T. Lai and his successors, as Trustee of THE JERRY TSENG LAI REVOCABLE LIVING TRUST, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 3-S IN THE 1060 NORTH MARSHFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21 AND 22 IN BLOCK 7 IN SUBDIVISION OF BLOCKS 5, 6, AND 7 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98325178, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98325178

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

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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 reversions, 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 196 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 the 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 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 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. 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.

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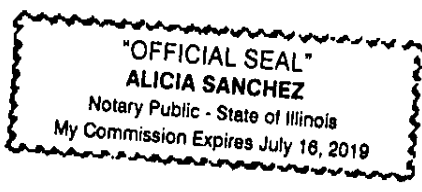
Permanent Index Number(s): **17-06-411-034-1006**

Property Address: 1060 N. Marshfield Avenue, Unit 3S, Chicago, Illinois 60622.

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal
this 17 day of April, 2019.



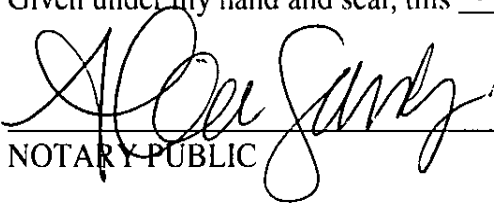
JERRY T. LAI, Grantor



STATE OF ILLINOIS)
County of Cook) SS

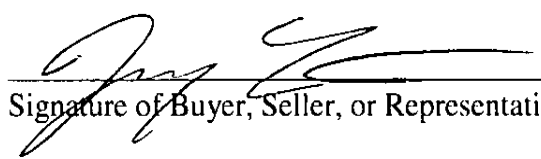
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JERRY T. LAI, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 17 day of April, 2019.





NOTARY PUBLIC


This transfer is tax exempt under the provisions of 35 ILCS 200/31-45, Paragraph E.



Signature of Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		25-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-06-411-034-1006 20190901694252 1-271-858-784		

PREPARED BY:
Edward J. Witas III
Edward J. Witas & Associates, P.C.
Attorneys at Law
1375 E. Woodfield Road, Suite 510
Schaumburg, Illinois 60173
(847) 230-9037

REAL ESTATE TRANSFER TAX		25-Sep-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-06-411-034-1006 20190901694252 1-389-099-616		

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

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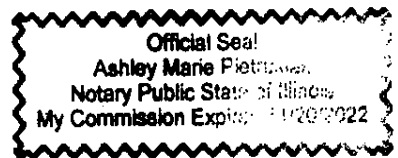
STATEMENT BY GRANTOR AND GRANTEE

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 April 17, 2019

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Edmund Winters
This 17, day of April, 2019
Notary Public Ashley Marie Pietrusiak

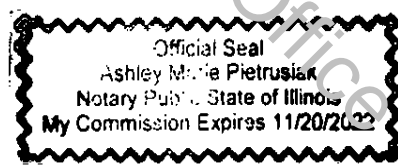


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date April 17, 2019

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Edmund Winters
This 17, day of April, 2019
Notary Public Ashley Marie Pietrusiak



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)