

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Doc#: 1934016127 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/06/2019 11:50 AM Pg: 1 of 4

Dec ID 20191001619934

City Stamp 0-744-837-472

**THE GRANTORS, Virgil Tam and Jennie Wong**, husband and wife; of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT TO: **Virgil Tam and Jennie Wong**, husband and wife, as co-trustees pursuant to the declaration of the **Virgil Tam & Jennie Wong Living Trust** dated November 3, 2017, and unto all and every successor or successors in trust under said trust agreement, of 706 S. Cleveland Avenue, Arlington Heights, IL 60005, Grantee, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **310 S. Michigan Avenue, Chicago, IL 60604, Unit 711 & Parking Space Unit P3-31**

Address of Real Estate: **17-15-107-078-1328 and 17-15-107-078-1154**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2019 and subsequent years.

Dated this 3<sup>rd</sup> day of October, 2019.



Virgil Tam

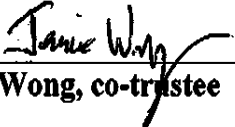


Jennie Wong

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As Grantees, **Virgil Tam** and **Jennie Wong**, as co-trustees under the provisions of the **Virgil Tam & Jennie Wong Living Trust dated November 3, 2017** hereby acknowledge and accept this conveyance into the said trust.

  
\_\_\_\_\_  
**Virgil Tam, co-trustee**

  
\_\_\_\_\_  
**Jennie Wong, co-trustee**

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 **Virgil Tam** and **Jennie Wong** 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3<sup>rd</sup> day of October, 2019.




  
\_\_\_\_\_  
Notary Public

This instrument was prepared by and when recorded mail to: Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Virgil Tam and Jennie Wong, trustees, 706 S. Cleveland Avenue, Arlington Heights, IL 60005

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

10/3/19   
\_\_\_\_\_  
DATE REPRESENTATIVE

<b>REAL ESTATE TRANSFER TAX</b>	12-Nov-2019
 <b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-15-107-078-1328 | 20191001619934 | 0-744-837-472

\* not include any applicable penalty or interest due.

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## Legal Description

### PARCEL 1:

**UNIT 711, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S7-1, A LIMITED COMMON ELEMENT, AND PARKING SPACE UNIT P3-31, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10 FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

### PARCEL 2:

**PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.**

### PARCEL 3:

**PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.**

### PARCEL 4:

**NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.**

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## AFFIDAVIT

### STATEMENT BY GRANTOR AND GRANTEE

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

Dated: October 3, 2019

Signature: Lisa M. Gahubler  
Agent

Subscribed and sworn to before me by the said Agent this 3<sup>rd</sup> day of October, 2019.

Angela  
Notary Public



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

Dated: October 3, 2019

Signature: Lisa M. Gahubler  
Agent

Subscribed and sworn to before me by the said Agent this 3<sup>rd</sup> day of October, 2019

Angela  
Notary Public

