

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS, STEPHEN PENG and SUZANNE PENG, husband and wife, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant as follows:

an undivided one-half interest as a tenant in common unto STEPHEN C. PENG and SUZANNE D. PENG, as Co-Trustee under the provisions of a trust agreement entitled the "STEPHEN C. PENG REVOCABLE TRUST" dated the 6th day of January, 2020, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, and

an undivided one-half interest as a tenant in common unto SUZANNE D. PENG and STEPHEN C. PENG, as Co-Trustee under the provisions of a trust agreement entitled the "SUZANNE D. PENG REVOCABLE TRUST" dated the 6th day of January, 2020, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1031 WEST MONROE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 06-24818510, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO PARKING SPACES P-4 AND P-5, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AND AS DELINEATED ON THE PLAT OF SURVEY, ATTACHED THERETO.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 05-05439109.

PERMANENT INDEX NUMBER(S): 17-17-211-041-1001

PROPERTY ADDRESS: 1031 W. Monroe Street
Unit 1
Chicago, IL 60607

SUBJECT, HOWEVER, TO THE GENERAL TAXES FOR THE YEAR OF 2019 AND THEREAFTER, AND ALL COVENANTS, RESTRICTIONS, AND CONDITIONS OF RECORD, APPLICABLE ZONING LAWS, ORDINANCES, AND OTHER GOVERNMENTAL REGULATIONS.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTIONS LAWS OF THE STATE OF ILLINOIS.

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steph Baer
Agent Date: 1/13/20



Doc# 2003145038 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 10:07 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		30-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-211-041-1001 20200101605058 0-875-649-888		

REAL ESTATE TRANSFER TAX		30-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-211-041-1001 | 20200101605058 | 1-043-561-824

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

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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 are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 13th day of January, 2020.

Stephen C. Peng
STEPHEN PENG

Suzanne D. Peng
SUZANNE PENG

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for Cook County, Illinois, do hereby certify that STEPHEN PENG and SUZANNE PENG, 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, as of the 13th day of January, 2020.



Tracie W. McClinton
Notary Public

Grantees, STEPHEN C. PENG and SUZANNE D. PENG, Co-Trustees under the provisions of the STEPHEN C. PENG REVOCABLE TRUST u/a/d 1/6/2020, hereby acknowledges and accepts the conveyance into the said trust.

Grantees, SUZANNE D. PENG and STEPHEN C. PENG, Co-Trustees under the provisions of the SUZANNE D. PENG REVOCABLE TRUST u/a/d 1/6/2020, hereby acknowledges and accepts the conveyance into the said trust.

Stephen C. Peng
Stephen C. Peng, Co-Trustee as Aforesaid

Suzanne D. Peng
Suzanne D. Peng, Co-Trustee as Aforesaid

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This instrument was prepared by Steven L. Baerson, Williams & Baerson, LLC, One N. LaSalle Street, #1350, Chicago, IL 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602

Send subsequent tax bills to:

Mr. and Mrs. Stephen C. Peng
1031 W. Monroe Street
Unit 1
Chicago, IL 60607

Property of Cook County Clerk's Office

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STATEMENT OF 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: 1/13, 2020

Signature: Steven L. Baerson
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson this 13th day of Jan, 2020.



Notary Public: Tracie W. McClinton

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: 1/13, 2020
Grantee/Agent

Signature: Steven L. Baerson

Subscribed and sworn to before me by the said Steven L. Baerson this 13th day of Jan, 2020.



Notary Public: Tracie W. McClinton

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.