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2006306103

This instrument prepared by:

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Schiller Ducanto & Fleck LLP
200 N. LaSalle St. 30th Floor
Chicago, IL 60601

Doc# 2006306103 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 11:38 AM PG: 1 OF 5

Mail future tax bills to:

Rupinder S. Dang
2113 N. Clark St.
Chicago, IL 60614

Mail this recorded instrument to:

Rupinder S. Dang
2113 N. Clark St.
Chicago, IL 60614

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JULIE V. DANG, as Trustee of the Julie V. Dang Revocable Trust dated March 12, 2015, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto RUPINDER S. DANG, Trustee of the Rupinder S. Dang Revocable Trust dated March 12, 2015 divorced and not since remarried, the following described real estate in the County of COOK and State of Illinois, to wit:

UNIT 1D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BERWYN CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0612210157, AMENDED FROM TIME TO TIME, IN LOT 7 AND THE NORTH 12 1/2 FEET OF LOT 8, IN BLOCK 10 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-08-210-025-1004

Property Address: 5224-28 N. Winthrop, Unit 1D, Chicago, IL 60640

together with the tenements and appurtenances thereunto belonging.

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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee(s) by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every

S 1
P 5
S 1
M —
SC —
E —
INT \$

REAL ESTATE TRANSFER TAX

03-Mar-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-08-210-025-1004

20200201628811 | 0-344-207-200

REAL ESTATE TRANSFER TAX

03-Mar-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-08-210-025-1004 | 20200201628811 | 1-846-447-968

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

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trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 re-subdivide 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 Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 *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 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, her, 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

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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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and

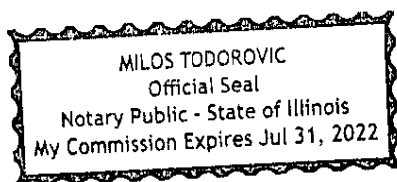
seal(s) this 26 day of February, 2020.

Julie V Dang
JULIE V. DANG, Trustee of the Julie V. Dang Revocable Trust dated 3/12/2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JULIE V. DANG, Trustee of the Julie V. Dang Revocable Trust dated 3/12/2015, 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 instrument as their free and voluntary act, the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 26TH day of February, 2020.



Milos Todorovic
Notary Public

My commission expires: 07/31/2022

**EXEMPT UNDER THE PROVISIONS OF
35 ILCS 200/31-45 PARAGRAPH E
ILLINOIS REAL ESTATE TRANSFER TAX LAW**

Signature of Seller, Buyer, or Attorney: [Signature]

UNOFFICIAL COPY**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: 02 | 26 | , 2020SIGNATURE: Julie V. Dang

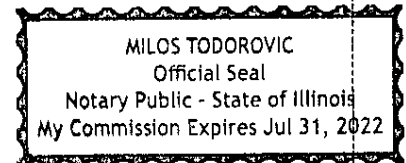
GRANTOR or AGENT

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:

By the said (Name of Grantor):

JULIE V. DANG, Trustee of the
Julie V. Dang Revocable Trust
dated March 12, 2015, and any
amendments thereto

On this date of: 02 | 26 | , 2020NOTARY SIGNATURE: [Signature]**AFFIX NOTARY STAMP BELOW**

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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: 2 | 28 | , 2020

SIGNATURE: Rupinder S. Dang
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:

By the said (Name of Grantee): RUPINDER S. DANG,
Trustee of the Rupinder S.
Dang Revocable Trust
dated March 12, 2015, and
any amendments thereto

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
Judith A. Perillo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/03/21

On this date of: 2 | 28 | , 2020

NOTARY SIGNATURE: Judith A. Perillo

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)**)