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QUIT CLAIM DEED IN TRUST



Doc# 2025406013 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/10/2020 10:00 AM PG: 1 OF 5

Prepared by and after recording return to:
Elizabeth B. Megli
Livingston, Barger, Brandt & Schroeder, LLP
115 W. Jefferson Street, Suite 400
Bloomington, IL 61701

Name & Address of Taxpayer:
Won Heum Jhee and Nenita Tuddud-Jhee
1211 S. Prairie, Unit 1601
Chicago, IL 60605

1L2009309

RECORDER'S STAMP

THE GRANTORS, DR. WON HEUM JHEE a/k/a WON H. JHEE and DR. NENITA TUDTUD JHEE a/k/a NENITA C. TUDTUD-JHEE, husband and wife, of 9701 N. Golden Oak Court, Peoria, Illinois, for and in consideration of Ten Dollars in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM 50 percent of the total undivided interest in the subject property unto Won Heum Jhee, Grantee, 9701 N. Golden Oak Court, Peoria, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of January, 2016, and known as the Won Heum Jhee Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, and 50 percent of the total undivided interest in the subject property unto Nenita Tuddud-Jhee, Grantee, 9701 N. Golden Oak Court, Peoria, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of March, 2016, and known as the Nenita Tuddud-Jhee Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to be held as joint tenants with full right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

See attached Exhibit A - Legal Description

Subject to all rights, covenants, conditions, restrictions, easements of record, taxes for the current year, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SY
5/66
Y
Y
Y
Y
Y

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Together with the tenements, hereditament and appurtenance thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protest 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 without 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 reversion, by leases to commence in present or in future, 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 mend, 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 changes 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 obligated 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 the 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.

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The interest of each and every beneficiary hereunder and 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.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", "or upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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

Dated the 27th day of May, 2020.

BY: [Signature]
DR. WON HEUM JHEE a/k/a WON H. JHEE

BY: [Signature]
DR. NENITA TUdTUD JHEE a/k/a
NENITA C. TUdTUD-JHEE

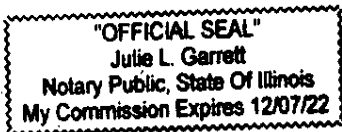
REAL ESTATE TRANSFER TAX	30-Jul-2020
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
17-03-225-078-1316 20200501677470 0-721-571-552	

STATE OF ILLINOIS)
) SS
COUNTY OF McLean)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DR. WON HEUM JHEE a/k/a WON H. JHEE and DR. NENITA TUdTUD JHEE a/k/a NENITA C. TUdTUD-JHEE, 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 of the 27 day of May, 2020, as their free and voluntary act, for the uses and purposes therein set forth.

[Signature]
Notary Public

Exempt from the transfer tax under the provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.



Date: 6/29/2020

REAL ESTATE TRANSFER TAX	06-Jul-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00
17-03-225-078-1316 20200501677470 0-196-319-966	

[Signature]
Buyer, Seller or Representative

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

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EXHIBIT A – LEGAL DESCRIPTION

UNIT NUMBER 4300H IN THE 111 EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N, IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

COMMONLY KNOWN AS: 111 E. CHESTNUT STREET, UNIT 4300H, CHICAGO, IL 60611

PIN: 17-03-225-078-1316 VOLUME 496

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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: 27th May, 2020

SIGNATURE: [Signature]
GRANTOR or AGENT
Won Heum Jhee, Grantor

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

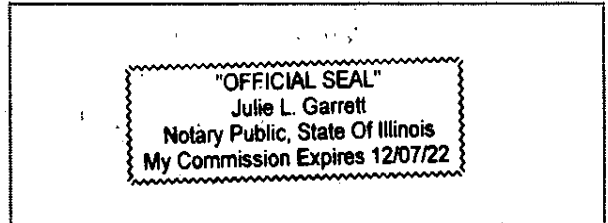
Subscribed and sworn to before me, Name of Notary Public: Julie L. Garrett

By the said (Name of Grantor): Won Heum Jhee

On this date of: 5 | 27 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 27th May, 2020

SIGNATURE: [Signature]
GRANTEE or AGENT
Won Heum Jhee, Grantee

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

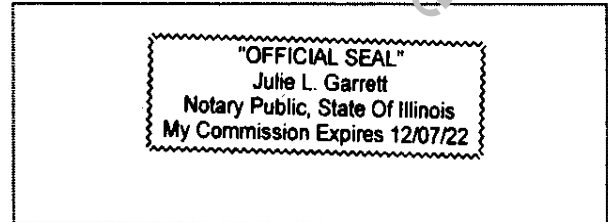
Subscribed and sworn to before me, Name of Notary Public: Julie L. Garrett

By the said (Name of Grantee): Won Heum Jhee

On this date of: 5 | 27 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)