

UNOFFICIAL COPY

**DEED IN TRUST
STATE OF ILLINOIS
COUNTY OF COOK**

Doc#: 2103220312 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 10:54 AM Pg: 1 of 4

Dec ID 20201201676172

THE GRANTORS,

**IL JOO KIM
and YOUNG SOON KIM,
HUSBAND AND WIFE of
1 THE COURT OF MUIRWOOD,
NORTHBROOK, ILLINOIS 60062**

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT:

a one-half undivided interest unto IL JOO KIM, not individually but as trustee of the IL JOO KIM LIVING TRUST dated November 30, 2020 of which IL JOO KIM is the primary beneficiary; and a one-half undivided interest unto YOUNG SOON KIM, not individually but as trustee of the YOUNG SOON KIM LIVING TRUST dated November, 30 2020, of which YOUNG SOON KIM is the primary beneficiary, the beneficial interest of said trusts to be held by IL JOO KIM and YOUNG SOON KIM, husband and wife, as tenancy by the entirety

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description Attached Hereto as Exhibit A

Subject to: General real estate taxes, covenants, conditions, restrictions of record, public utility easements.

Permanent Index Number (PIN): 04-08-311-017-0000

Address of Real Estate: 1 THE COURT OF MUIRWOOD CT,
NORTHBROOK, ILLINOIS 60062

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and in the uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpatory

UNOFFICIAL COPY

the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTORS hereby expressly waives and releases 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.



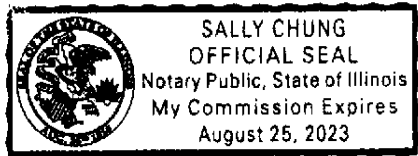
IL JOO KIM, Grantor

DATED this 30th day of November 2020.



YOUNG SOON KIM, Grantor

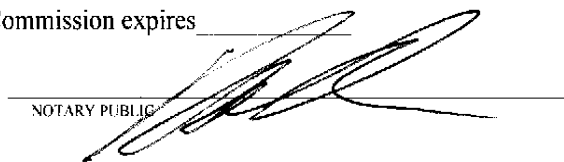
State of Illinois, County of Cook) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **IL JOO KIM AND YOUNG SOON KIM**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 10th day of November, 2020.

Commission expires _____


NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT A

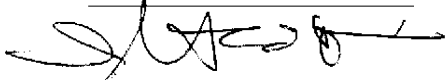
PARCEL 1: LOT 24 IN ANCIENT TREE UNIT NUMBER 1-"A", BEING A RESUBDIVISION OF PART OF LOT 1003 AND ALL OF LOT 1004 IN ANCIENT TREE UNIT NUMBER 1 BEING A SUBDIVISION OF PARTS OF THE NORTH EAST ¼ OF THE SOUTH WEST ¼ AND THE SOUTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 8, TOWNSHIP 42 NORTH -, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND APPURTENANCE TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON THE PLAT OF SUBDIVISION OF ANCIENT TREE UNIT NUMBER 1, RECORDED MAY 17, 1973 AS DOCUMENT NUMBER 22328735, AND AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 32211, AND ANCIENT TREE, AN ILLINOIS LIMITED PARTNERSHIP, DATED MAY 1, 1974 AND RECORDED MAY 21, 1974 AS DOCUMENT NUMBER 22723117, AND BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1973 KNOWN AS TRUST NUMBER 32211 TO REPUBLIC REALTY MORTGAGE CORPORATION, DATED JANUARY 9, 1973 AND RECORDED OCTOBER 19, 1973 AS DOCUMENT NUMBER 22516070, FOR INGRESS AND EGRESS.

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON PLAT OF SUBDIVISION OF ANCIENT TREE UNIT NUMBER 1-"A", RECORDED DECEMBER 26, 1973 AS DOCUMENT NUMBER 22576909, AND AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1974 AND RECORDED MAY 21, 1974 AS DOCUMENT NUMBER 22723117, AND BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1973, KNOWN AS TRUST-NUMBER 32211 IN COOK COUNTY, ILLINOIS.

EXEMPT under provisions of paragraph E Section 31-45, Property Tax Code.

Date: 11/30/20



Buyer, Seller, or Representative

PREPARED BY:

Sally Chung
Law Office of Sally Chung & Associates, LLC
1345 Hassell Drive
Hoffman Estates, IL 60169

WHEN RECORDED MAIL TO:

Il Joo Kim & Young Soon Kim
1 THE COURT OF MUIRWOOD CT,
NORTHBROOK, ILLINOIS 60062

SUBSEQUENT TAX BILL TO:

Il Joo Kim & Young Soon Kim
1 THE COURT OF MUIRWOOD CT,
NORTHBROOK, ILLINOIS 60062

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: 11 | 30 | 2020

SIGNATURE: [Signature]
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:

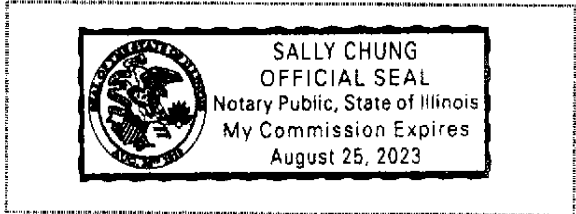
Sally Chung

By the said (Name of Grantor): Ji Joo Kim

On this date of: 11 | 30 | 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: 11 | 30 | 2020

SIGNATURE: [Signature]
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:

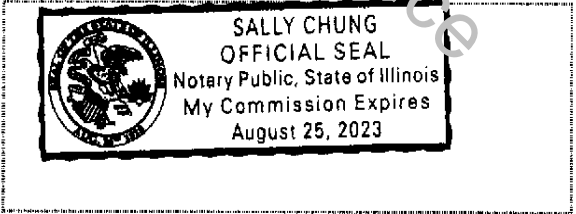
Sally Chung

By the said (Name of Grantee): Ji Joo Kim as trustee of Ji Joo Kim Living Trust & Young Seon Kim as trustee of Young Seon Kim Living Trust

On this date of: 11 | 30 | 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)**)