

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Name and Address of Taxpayers:

LUCY QING SU, as Trustee of the
LUCY QING SU REVOCABLE TRUST
dated April 16, 2021.
60 East Monroe Street, Unit 5704
Chicago, Illinois 60603



Doc# 2111919010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 09:35 AM PG: 1 OF 6

Above Space for Recorder's Use Only

THE GRANTOR, LUCY QING SU, an unmarried woman for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, **CONVEYS and QUIT CLAIMS** to

LUCY QING SU, AS TRUSTEE OF THE LUCY QING SU REVOCABLE TRUST, DATED APRIL 16, 2021.

100% of the Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois to Wit:

Parcel 1:

Unit 5704 and Unit Parking Space 10-31 together with the exclusive right to use Storage Space B15-02, a limited common element, in The Legacy at Millennium Park Condominium, as delineated on the plat of survey of part of the following described parcels of real estate:

Lots 6 and 7 in Block 1 in Fractional Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Legacy at Millennium Park Condominium dated September 22, 2009 and recorded September 25, 2009 as Document No. 0926818079 as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Easement Agreement dated September 9, 2005 by and between The Art Institute of Chicago, an Illinois not-for-profit corporation and Monroe/Wabash

UNOFFICIAL COPY

Development, LLC, a Delaware limited liability company recorded September 9, 2005 as document number 0525232121 for ingress and egress through the Lobby Area as described therein and pursuant to the terms contained therein.

Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Reciprocal Easement and Operating Agreement dated September 25, 2009 and recorded September 25, 2009 as Document No. 0926818077 by and between Monroe/Wabash Development, LLC, a Delaware limited liability company and Monroe/Wabash SAIC, LLC, a Delaware limited liability company (its successors, grantees and assigns) for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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

Property Address: 60 East Monroe Street, Unit 5704, Chicago, Illinois 60603

PINs: 17-15-101-026-1742 (Unit 5704) and 17-15-101-026-1497 (Unit Parking Space 10-31)

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.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, **Full power and authority** are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 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, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any party thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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

UNOFFICIAL COPY

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 offering 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

REAL ESTATE TRANSFER TAX

28-Apr-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-15-101-026-1742 | 20210401613075 | 1-693-638-160

*Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX

29-Apr-2021

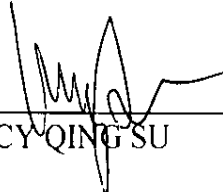


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

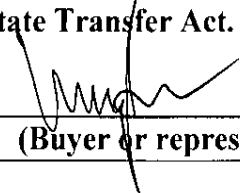
17-15-101-026-1742 | 20210401613075 | 1-882-668-560

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has executed this Deed in Trust on April 16, 2021.



LUCY QING SU

Exempt under Section 4 of Paragraph E of the Real Estate Transfer Act.
Date: April 16, 2021 **Signature:** 
(Buyer or representative)

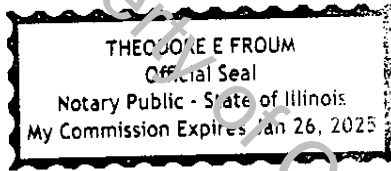
Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a notary public in and for said County, in the States aforesaid, do hereby certify that LUCY QING SU is personally known to me or has proved based on satisfactory evidence to be the same individual whose name is subscribed to the foregoing instrument appeared before 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 on April 16, 2021.



Theodore E Froum

Notary Public

DRAFTED BY AND
AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Theodore E. Froum, Esq.
Froum Law Group, LLC
807 Greenwood Street
Evanston, IL 60201

Lucy Qing Su, Trustee
60 East Monroe Street, Unit 5704
Chicago, IL 60603

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

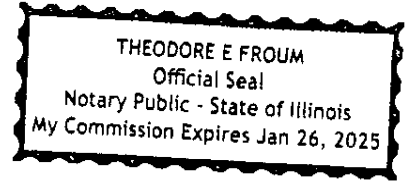
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire title to real estate under the laws of the state of 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: April 16, 2021

Signature: _____

x
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 16TH DAY OF APRIL, 2021.



NOTARY PUBLIC: _____

Theodore E. Froum

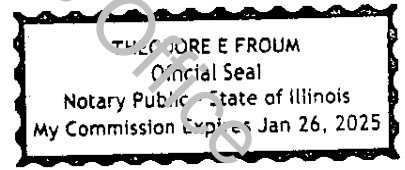
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and 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: April 16, 2021

Signature: _____

x
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 16TH DAY OF APRIL, 2021.



NOTARY PUBLIC: _____

Theodore E. Froum

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)