

UNOFFICIAL COPY

TRUSTEE'S DEED TO TRUST (Illinois)



Doc# 2123516011 Fee \$93.00

MAIL TO:
Richard P. Gerardi, Esq.
165 West Tenth Street
Chicago Heights, IL 60411

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2021 11:55 AM PG: 1 OF 6

NAME & ADDRESS OF TAXPAYER:
Wai-Yee Winnie So
1625 Noe Ave.
San Mateo, CA 94401

THE GRANTORS, **YUEN YEE SO**, as Trustee pursuant to a trust instrument dated the 31st day of October, 2016, and known as **THE YUEN YEE SO REVOCABLE TRUST**, a one-half (1/2) undivided interest, and **ARTHUR G. TAN and WAI-YEE WINNIE SO**, as Trustees pursuant to a trust instrument dated the 24th day of November, 2015, and known as **THE TAN AND SO FAMILY TRUST**, a one-half (1/2) undivided interest, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors, do hereby **CONVEY AND WARRANT** to **YUEN YEE SO**, 2125 Cummings Lane, Flossmoor, IL 60422, as Trustee of **THE YUEN YEE SO REVOCABLE TRUST**, dated October 13, 2016, a one-half (1/2) undivided interest, and **WAI-YEE WINNIE SO**, 1625 Noe Ave., San Mateo, CA 94401, as Trustee of **THE WINNIE SO TRUST**, dated January 22, 2020, a one-half (1/2) undivided interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 10 in Block 11 in Flossmoor Park, being a Subdivision of the West ½ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers(s): 32-06-317-011-0000

Property Address: 2102 Hagen Lane., Flossmoor, IL 60422

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 improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, 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 part thereof, from time to time, in possession or reversion, by leases to commence in 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, 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 an easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways 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.

REAL ESTATE TRANSFER TAX
23-Aug-2021
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
32-06-317-011-0000 | 20210801629324 | 1-247-999-760

S Y
P 6
S Y
M Y
SC Y
E Y
INT EK

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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 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.

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.

DATED this 31st day of July, 2021.




Yuen Yee So, as Trustee, as aforesaid (SEAL)

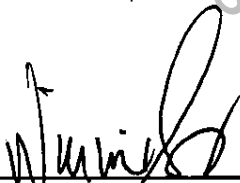
I hereby accept a one half (1/2) undivided interest in the above-described property into the above-described trust.



Yuen Yee So, as Trustee (SEAL)

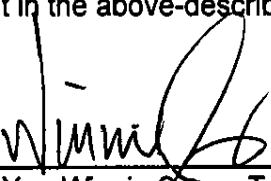


Arthur G. Tan, as Trustee, as aforesaid
PLEASE SEE NOTARY ATTACHMENT



Wai-Yee Winnie So, as Trustee, as aforesaid (SEAL)
PLEASE SEE NOTARY ATTACHMENT

I hereby accept a one half (1/2) undivided interest in the above-described property into the above-described trust.



Wai-Yee Winnie So, as Trustee (SEAL)
PLEASE SEE NOTARY ATTACHMENT

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

On JULY 10, 2021 before me, MAULIK ANIL PANDIT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

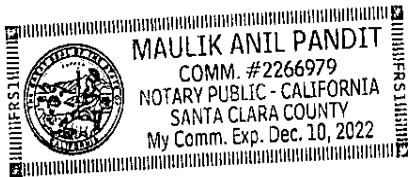
personally appeared WAI-YEE WENNEG SO AND
Name(s) of Signer(s)

ARTHUR G. TAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mandit
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustee's deed of Trust Document Date: 07-10-2021

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

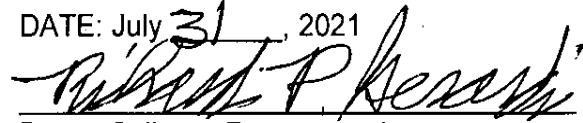
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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COUNTY-ILLINOIS TRANSFER STAMPS:
Exempt under provisions of Paragraph (e)
of Section 35 ILCS 200/31-45 of the Illinois
Compiled Statutes.

DATE: July 31, 2021


Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Richard P. Gerardi, Esq.
McGrane, Perozzi, Stelter,
Gerardi, Brauer & Ross, Ltd.
165 West 10th Street
Chicago Heights, IL 60411
(708) 756-1550

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-5022).

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or his/her agent, affirms that, to the best of his/her knowledge, the name of the GRANTOR 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 title to real estate under the laws of the State of Illinois.

Dated: August 5, 2021

Signature: _____

Richard P. Gerardi
GRANTOR or AGENT

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

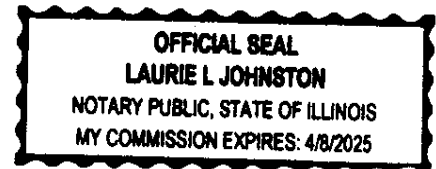
Subscribed and sworn to before me, Name of Notary Public: Laurie L. Johnston

By the said (Name of Grantor): Richard P. Gerardi AFFIX NOTARY STAMP BELOW

On this Date of: August 5, 2021

Notary Signature: _____

Laurie L. Johnston



GRANTEE SECTION

The GRANTEE or his/her 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 title to real estate under the laws of the State of Illinois.

Dated: August 5, 2021

Signature: _____

Richard P. Gerardi
GRANTEE or AGENT

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

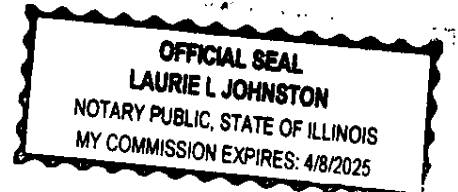
Subscribed and sworn to before me, Name of Notary Public: Laurie L. Johnston

By the said (Name of Grantee): Richard P. Gerardi AFFIX NOTARY STAMP BELOW

On this Date of: August 5, 2021

Notary Signature: _____

Laurie L. Johnston



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.