

UNOFFICIAL COPY



Doc# 2201419055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 03:56 PM PG: 1 OF 4

QUITCLAIM DEED

THE GRANTOR,
Co Q. Tang and
Yen The Hinh his
wife of the Village
of Skokie County
of Cook State of
Illinois for and in
consideration of TEN
AND NO/100 (\$10.00)
DOLLARS, and other
good and valuable
consideration in hand
paid, CONVEY and
QUITCLAIM to
Co Q. Tang and
Yen The Hinh
as Trustees
of the CO Q. TANG
and YEN THE HINH
LIVING TRUST dated
December 4, 2021, of
3804 Howard Street,
Skokie, County of
Cook, Illinois 60076
and unto all and
every successor or
successors in trust under
said Trust Agreement, the
following described Real
Estate situated in the
County of Cook, in the
State of Illinois, to wit:

LOT 50 AND THE WEST 12 FEET OF LOT 51 IN BLOCK 4 IN GEORGE F. NIXON AND COMPANY'S RAPID TRANSIT PARK, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 26 AND THE NORTH EAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN 10-26-117-059-0000

Address of Real Estate: 3804 Howard Street

REAL ESTATE TRANSFER TAX

14-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-26-117-059-0000

| 20211201681614 | 0-503-778-960

UNOFFICIAL COPY

Skokie, IL 60076

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 hereof to a 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 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 hereafter; to contract to make leases and to grant options to lease and option 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 rental, 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 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 said real estate shall be conclusive evidence in favor of every person relying upon or claiming 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 limitation contained in the indenture and in said trust agreement or in some amendment thereof and bringing 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 successor 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 person claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of other

UNOFFICIAL COPY

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 earnings, avails and proceeds thereof as aforesaid. And the said grantor hereby expressly waives and releases 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 4th day of December, 2021.

Co Q. Tang (Seal)

Yen The Hinh (Seal)

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 Co Q. Tang and Yen The Hinh, personally known to me to be the same person 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 their 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 4th day of December, 2021.

LIEM KIEU
Notary Public



THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

LIEM KIEU
1023 1/2 W. Argyle
Chicago, IL 60640

CO Q. TANG
YEN THE HINH
3804 Howard Street
Skokie, IL 60076

Exempt under 35 ILCS 200/31-45 paragraph 2
Section 4, Real Estate Transfer Act
Date: December 4, 2021

LIEM KIEU
Signature of Buyer, Seller or Representative

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 10-261137-059-0000
ADDRESS: 3804 HOWARD ST
16881 01/22 \$ 2.5

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: 12 | 14 | 20 21

SIGNATURE: *Lo Tan*
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

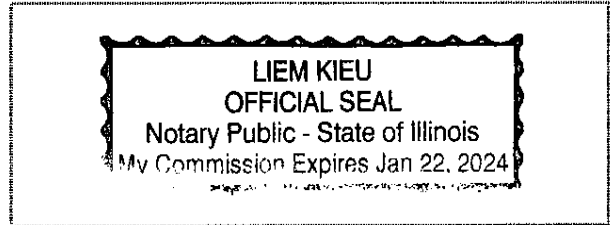
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): *Lo Q Tang*

On this date of: 12 | 14 | 20 21

NOTARY SIGNATURE: *Liem Kieu*

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: 12 | 14 | 20 21

SIGNATURE: *Lo Tan*
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

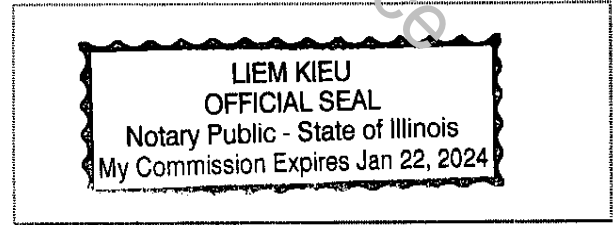
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): *Lo Q Tang*

On this date of: 12 | 14 | 20 21

NOTARY SIGNATURE: *Liem Kieu*

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)**)