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DEED IN TRUST

Mail subsequent tax bills to:

Doc# 2217422017 Fee \$88.00

GRANTEES

DONALD LEE A/K/A TAK FU LEE as Trustee
LISA COPE as Trustee
1515 N. LARRABEE STREET
CHICAGO, IL 60610

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2022 12:27 PM PG: 1 OF 5

GRANTORS

DONALD LEE A/K/A TAK FU LEE and
LISA COPE husband and wife
1515 N. LARRABEE STREET
CHICAGO, IL 60610

WITNESSETH, that the GRANTORS DONALD LEE A/K/A TAK FU LEE and LISA COPE, as husband and wife, of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS as follows:

AN UNDIVIDED ONE-HALF (1/2) INTEREST to DONALD LEE A/K/A TAK FU LEE as Trustee under the terms and provisions of a certain Trust Agreement dated JUNE 15, 2022 and designated as the DONALD LEE A/K/A TAK FU LEE REVOCABLE LIVING TRUST DATED JUNE 15, 2022. Wherein DONALD LEE A/K/A TAK FU LEE and LISA COPE as husband and wife, are the primary beneficiaries holding the beneficial interest as tenants by the entirety

AN UNDIVIDED ONE-HALF (1/2) INTEREST to LISA COPE as Trustee under the terms and provisions of a certain Trust Agreement dated JUNE 15, 2022 and designated as the LISA COPE REVOCABLE LIVING TRUST DATED JUNE 15, 2022. Wherein LISA COPE and DONALD LEE A/K/A TAK FU LEE as wife and husband, are the primary beneficiaries holding the beneficial interest as tenants by the entirety

and to any and all successor Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION



Address of real estate: 1515 N. LARRABEE STREET, CHICAGO, IL 60610

Pin No.: 17-04-108-016


Exempt under provisions of Paragraph E of the Property Tax Code sec 31-45

Date: 6-15-2022 Buyer Seller or Representative Donald Lee

This Deed was prepared without the benefit of title examination or opinion at the request of the parties hereto. No warranty of guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property, which is described in this Deed.

REAL ESTATE TRANSFER TAX		23-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-108-016-0000 | 20220601650250 | 1-157-032-016

REAL ESTATE TRANSFER TAX		23-Jun-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-108-016-0000 | 20220601650250 | 0-101-455-952

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

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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title an estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) to lease an entire or leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract option, deal, mortgage or other instrument dealing with the trust property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

Dated this 15th day of June, 2021

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Dated this 15 day of June, 2022

Donald (SEAL)
DONALD LEE A/K/A TAK FU LEE

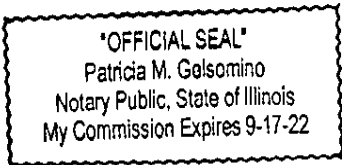
Lisa Cope (SEAL)
LISA COPE

THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED BY DONALD LEE A/K/A TAK FU LEE, married to LISA COPE, AS GRANTOR AND TRUSTEE UNDER THE PROVISIONS OF THE DONALD LEE A/K/A TAK FU LEE REVOCABLE LIVING TRUST DATED JUNE 15, 2022, AND LISA COPE, married to DONALD LEE A/K/A TAK FU LEE, AS GRANTOR AND TRUSTEE UNDER THE PROVISIONS OF THE LISA COPE REVOCABLE LIVING TRUST DATED JUNE 15, 2022

Donald (SEAL)
DONALD LEE A/K/A TAK FU LEE

Lisa Cope (SEAL)
LISA COPE

State of ILLINOIS, County of ss. DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DONALD LEE A/K/A TAK FU LEE and LISA COPE** Husband and Wife, , personally known to me to be the same person(s) whose name(s) subscribe 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 15th day of June, 2022

Commission expires: 9-17-22

Patricia M. Golsomino
NOTARY PUBLIC

After recording return to preparer: **DONALD LEE A/K/A TAK FU LEE and LISA COPE**
1515 N. LARRABEE STREET, CHICAGO, IL 60610

This instrument was prepared by: **DONALD LEE A/K/A TAK FU LEE and LISA COPE**
1515 N. LARRABEE STREET, CHICAGO, IL 60610

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LEGAL DESCRIPTION

LOT #36 IN W.L. NEWBERRY'S SUBDIVISION OF BLOCK 4 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE: ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASTMENTS, RESTRICTIONS AND COVENANTS FOR THE HOME OF MOHAWK NORTH HOMEOWNERS ASSOCIATION RECORDED DECEMBER 20, 1996 AS DOCUMENT NUMBER 96962880 (THE "ASSOCIATION") AS AMENDED FROM TIME TO TIME (THE "MASTER DECLARATION"); CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR 5 FT. OF THE BACKYARD OF THE PROPERTY FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; THE RESTRICTION AGAINST SALE, EXCHANGE OR TRANSFER OF THE PROPERTY FOR A YEAR ONE PERIOD SUBSEQUENT TO THE CLOSING DATE AS DESCRIBED IN PARAGRAPH 17 OF THE CONTRACT FOR PURCHASE OF THE PROPERTY; THE TERMS PROVISIONS, RESTRICTIONS AND COVENANTS SET FORTH IN THE AGREEMENT FOR SALE AND REDEVELOPMENT OF LAND BETWEEN THE CITY OF CHICAGO AND SELLER RECORDED AS DOCUMENT NO. 96045425; TERMS AND CONDITIONS OF ORDINANCE RECORDED AS DOCUMENT NO. 23868964; AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE;

PIN: 17-04-108-016

ADDRESS: 1515 NORTH LARRABEE, CHICAGO, ILLINOIS 60611

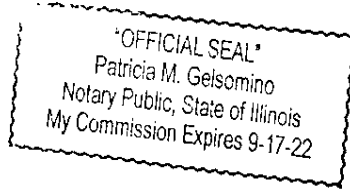
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STATEMENT BY GRANTOR AND GRANTEE

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 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: 6-15-2020

Signature: [Signature]
Grantor or Agent



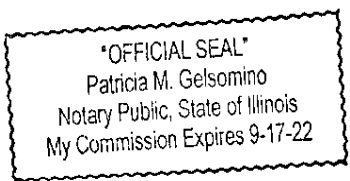
Subscribed and sworn to before me by the said [Signature]
This 15th day of JUNE 2020

Notary Public [Signature]

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 a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 6-15-2022

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me by the said [Signature]
This 15th day of JUNE 2022

Notary Public [Signature]