

# UNOFFICIAL COPY

Doc#: 2225725035 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2022 11:20 AM Pg: 1 of 4

Dec ID 20220801624521

City Stamp 1-095-206-480


## QUITCLAIM DEED

### IN TRUST

PREPARED WITHOUT  
OPINION OR REVIEW OF  
TITLE BY AND AFTER  
RECORDING RETURN TO:

Leia Lee  
LOGIC LAW LLC  
684 S Barrington Rd. #193  
Streamwood IL 60107

PIN: 20-11-315-054-0000

REAL ESTATE TRANSFER TAX		13-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
20-11-315-054-0000   20220801624521   1-095-206-480		
* Total does not include any applicable penalty or interest due.		

THE GRANTORS, Tsunglin Jen and Yingyu Amanda Lin, a Married Couple, of the City of Chicago, in the County of Cook, and the State of Illinois, for and in consideration of \$10.00 in hand paid, convey and warrant to **Tsunglin Jen, Trustee of the The Tsunglin Jen Trust u/a/d August 27, 2022, of the City of Chicago and the State of Illinois and Yingyu Amanda Lin, Trustee of the Yingyu Amanda Lin Trust u/a/d August 27, 2022, of the City of Chicago, in the County of Cook, and the State of Illinois, not as joint tenants or tenants in common, but as husband and wife, tenants by the entirety**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 AND THE EAST 3.18 FEET OF LOT 25 IN EGANDATE RESUBDIVISION OF BESCK 23 IN HEAST 118 ACRES OF THE SW 1/4 OF SECTION 11, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE ARD PM. IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-11-315-054-0000

Address of Real Estate: 919 E. 53rd St. Chicago, IL 60615

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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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 praesenti or 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 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 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 other 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, 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.

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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 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.

Date: August 27, 2022

Tsunglin Jen, Grantor

Yingyu Amanda Lin, Grantor

Witnesses as to Grantors:

Witness #1 and Witness #2, both residing in Wheeling, IL

STATE OF ILLINOIS)

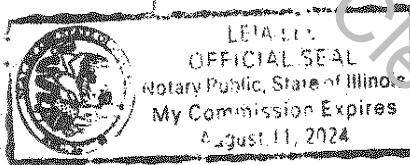
) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tsunglin Jen and Yingyu Amanda Lin, a married couple, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person in Schaumburg, IL, 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 27 day of August, 2022.

(Notary Public)



**Exemption Statement:** This transfer is exempt under provisions of Paragraph (E) Section 31-45 of Property Tax Code

Signatures:

Tsunglin Jen

Yingyu Amanda Lin

Date: August 27, 2022

Name and Address of Taxpayer / Address of Property:

Tsunglin Jen, Trustee of the The Tsunglin Jen Trust u/a/d August 27, 2022 and Yingyu Amanda Lin, Trustee of the The Yingyu Amanda Lin Trust u/a/d August 27, 2022, **919 E. 53rd St. Chicago, IL 60615**



STATE OF ILLINOIS)  
 ) SS.  
 COUNTY OF COOK)

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## 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 grantors affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 27, 2022

Signature of Grantors:

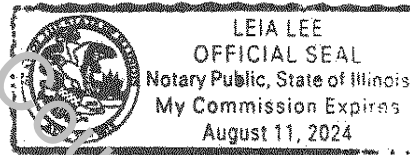
Yingyu Amanda Lin, wife grantor, and

Tsunglin Jen, husband grantor

Subscribed and sworn to before me this 27 day of August, 2022 By the said **Grantors:** Yingyu Amanda Lin and Tsunglin Jen

NOTARY PUBLIC (Signature)

(Seal)



### GRANTEE SECTION

The grantees or their agents affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Dated: August 27, 2022

Signature of Grantees:

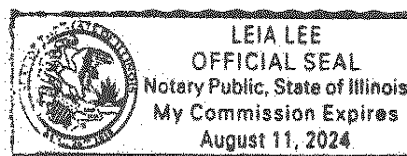
Yingyu Amanda Lin, wife, Trustee of the Yingyu Amanda Lin Trust, and

Tsunglin Jen, husband, Trustee of the Tsunglin Jen Trust

Subscribed and sworn to before me this 27 day of August, 2022 By the said **Grantees:** Yingyu Amanda Lin, wife, trustee of the Yingyu Amanda Lin Trust and Tsunglin Jen, husband, trustee of the Tsunglin Jen Trust

NOTARY PUBLIC (signature)

(Seal)



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]