

# UNOFFICIAL COPY

Prepared by and return to:

Jay Dolgin  
Dolgin Law Group, LLC  
30 N. LaSalle St., Suite 2610  
Chicago, IL 60602



Doc# 2303022006 Fee \$88.00

Property Address:

1906 N. Campbell Avenue, Unit D  
Chicago, IL 60647-2275

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2023 10:23 AM PG: 1 OF 4

Property Index Number:

13-36-407-081-0000

## WARRANTY DEED IN TRUST TENANCY BY THE ENTIRETY

The GRANTORS, WAI S. CHAN and LAY Y. QUEK, husband and wife, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars' (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY and WARRANT unto WAI S. CHAN and LAY Y. QUEK, husband and wife, of 1906 N. Campbell Avenue, Unit D, Chicago, Illinois, 60647, not individually, but solely as Trustees under the WAI S. CHAN and LAY Y. QUEK DECLARATION OF TRUST dated December 5, 2022, of which WAI S. CHAN and LAY Y. QUEK are the Primary Beneficiaries, said beneficial interest to be held not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, and unto each and every successor trustee or trustees under said declaration, the following described real estate situated in Cook County, Illinois, to wit:

**PARCEL 1: UNIT 38:**

THE WEST 21.00 FEET OF THAT PART OF THE NORTH 54.83 FEET OF LOTS 42 TO 50, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN B.F. JACOBS SUBDIVISION OF BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 47.23 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE ENCLAVE TOWNHOMES HOMEOWNERS DATED JUNE 30, 2017 AND RECORDED JULY 3, 2017 AS DOCUMENT 1718419026.

Commonly Known As: 1906 N. Campbell Avenue, Unit D, Chicago, Illinois, 60647

Property Index Number: 13-36-407-081-0000

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

**REAL ESTATE TRANSFER TAX**

30-Jan-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

**REAL ESTATE TRANSFER TAX**

30-Jan-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-36-407-081-0000

| 20230101641637 | 2-095-826-768

13-36-407-081-0000 | 20230101641637 | 0-273-885-008

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

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth, subject to general real estate taxes, covenants, conditions, restrictions, easements and mortgages of record.

Full power and authority is hereby granted to said trustee as follows:

- a. 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;
- b. To contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, said property, or any part thereof;
- c. 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;
- d. To donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof;
- e. 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 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;
- f. To partition or to exchange said property, or any part thereof, for other real or personal property,
- g. To grant easements or charges of any kind;
- h. To release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and
- i. 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.

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, as follows:

- i. 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;
- ii. 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;

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- iii. That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- iv. 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, her or their predecessor in trust.

The interest of each and every beneficiary under said trust, 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. Such interest is hereby declared to be personal property. No beneficiary under said trust 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.

**IN WITNESS WHEREOF**, the Grantors have executed this Warranty Deed In Trust, Tenancy By the Entirety, this **5th** day of **December, 2022**.

Wai S. Chan  
WAI S. CHAN, Grantor

Lay Y. Quek  
LAY Y. QUEK Grantor

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK     )

On this **5th** day of **December, 2022**, I, the undersigned, a notary public, do hereby certify that **WAI S. CHAN** and **LAY Y. QUEK** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered 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 **5th** day of **December, 2022**.

Marianne R. Wolek  
Notary Public

Send tax bills to:     Wai S. Chan and Lay Y. Quek, Trustees  
                                  1906 N. Campbell Avenue, Unit D.  
                                  Chicago, IL 60647-2275



/157020

**This transfer is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law.**

**Date: December 5, 2022**

Healy Egan  
Attorney for Grantors

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his or her Agent affirms that, to the best of his or her 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: December 5, 2022

Signature: *Hilary E. Yoder, Agent*  
Grantor or Agent

Subscribed and sworn to before me this **5th** day of **December, 2022**

*Marianne R. Wolek*  
Notary Public



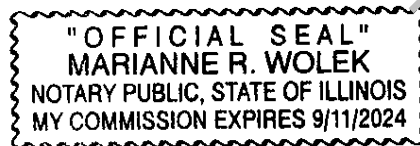
The grantee or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: December 5, 2022

Signature: *Hilary E. Yoder, Agent*  
Grantee or Agent

Subscribed and sworn to before me this **5th** day of **December, 2022**

*Marianne R. Wolek*  
Notary Public



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 Act)