



Document Prepared By (After Recording Mail To):
SISUN LAW LLC
3400 Dundee Rd., Suite 250
Northbrook, IL 60062

Doc# 2303146030 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2023 03:07 PM PG: 1 OF 4

Name and Address of Taxpayer:
JANE CHOI
920 Carlow Dr.,
Des Plaines, IL 60016

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, JAMES H. CHOI and CHUNGHEE CHOI, as tenants by the entirety, 920 Carlow Dr., Des Plaines, IL 60016, County of Cook and State of Illinois for and in consideration of the sum of ten and 10/100 dollars and other valuable considerations in hand paid, Convey and Quit Claim unto JANE CHOI, 920 Carlow Dr., Des Plaines, IL 60016, as TRUSTEE under the provisions of THE JAMES HAEVON CHOI IRREVOCABLE TRUST AGREEMENT dated May 26, 2016, the following described real estate in County of Cook and State of Illinois, to wit:

Legal Description:

LOT 164 IN BLOCK 2 IN KENNEDY'S RESUBDIVISION OF PART OF KYLEMORE GREENS SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN THE NORTHWEST WATER COMMISSION RESUBDIVISION OF THE NORTHWEST WATER COMMISSION SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1991 AS DOCUMENT NUMBER 91034312 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 31, 1991 AS DOCUMENT NUMBER 91046976 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 03-36-308-096-0000 (Vol. 235)

Property Address: 920 Carlow Dr., Des Plaines, IL 60016

Subject To: general real estate taxes not yet due and payable; and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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 reversions, by leases to commence in

S Y
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INT 20

Exempt deed or instrument eligible for recordation without payment of tax.

J. J. J. 1-24-2023
City of Des Plaines

UNOFFICIAL COPY

present or 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 196 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 the 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 by 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.

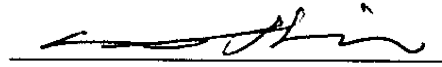
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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 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 hereunder, (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.

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 29 day of December, 2022.

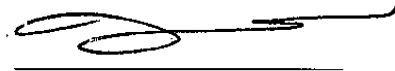
 (Seal)
JAMES H. CHOI

 (Seal)
CHUNGHEE CHOI

Jane Choi

The Grantee(s), ~~JAMES H. CHOI and CHUNGHEE CHOI~~, as Trustee(s) under the provisions of the THE JAMES HAEWON CHOI IRREVOCABLE TRUST AGREEMENT dated May 26, 2016, hereby acknowledges and accepts this conveyance into the said Trust.

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JANE CHOI, Trustee

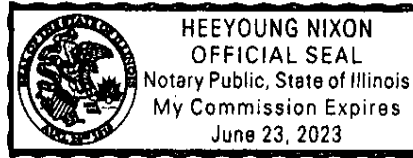
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JAMES H. CHOI and CHUNGHEE CHOI personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the instrument as 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 notaries seal, this 29th day of December, 2022.


Notary Public

My commission expires on 6/23/2023




If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:



KYOM BAE, ATTORNEY AT LAW
3400 DUNDEE RD. SUITE 250
NORTHBROOK, IL 60062

ILLINOIS TRANSFER STAMP –
EXEMPT UNDER PROVISIONS OF
PARAGRAPH (c) SECTION 4 OF
ILLINOIS REAL ESTATE TRANSFER ACT,
(ILCS 200/31-45).

DATE: 12/29/2022


Signature of Buyer, Seller or Representative

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

REAL ESTATE TRANSFER TAX		31-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-36-308-096-0000	20230101632311	1-489-348-432

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STATEMENT BY GRANTOR AND GRANTEE

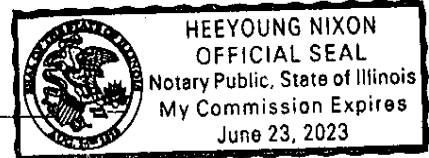
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate 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 27, 2022 Signature: [Signature]
James H. Choi

Dated December 27, 2022 Signature: [Signature]
Chunghee Choi

Subscribed and sworn to before
Me by the said James H. Choi and Chunghee Choi
this 27th day of December,
2022.

NOTARY PUBLIC [Signature]
My commission expires on 6/23/2023.

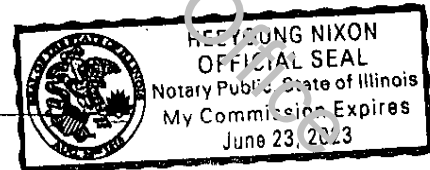


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 December 27, 2022 Signature: [Signature]
Jane Choi (Trustee)

Subscribed and sworn to before
Me by the said Jane Choi
this 27th day of December,
2022.

NOTARY PUBLIC [Signature]
My commission expires on 6/23/2023.



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)