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DEED IN TRUST

THE GRANTOR(S)

Wai-Kwong Chan and Margaret
Woo, Husband and Wife, as Tenancy
by the Entirety

3120 S Wells St.
Chicago, IL 60616

Doc# 2318134010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 11:16 AM PG: 1 OF 5

of the County of Cook and the State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims a 50% undivided interest to Wai-Kwong Chan as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28th day of February, 2023, as amended from time to time, and designated as the WK Chan Trust and a 50% undivided interest to Margaret Woo, as Trustee under the term and provisions of a certain Trust Agreement dated the 28th day of February, 2023, as amended from time to time and designated as The PY Woo Trust, and to any and all successors as Trustees appointed under said Trust Agreements, or who may be legally appointed as to the below described real estate. The interest of Wai-Kwong Chan and Margaret Woo under said Trusts to the below described real estate are to be held as Tenants by the Entirety.

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

Permanent Real Estate Index Number: 17-33-202-054-0000

Address of Real Estate: 3120 S Wells St., Chicago, IL 60616

Transfer Exempt Under Provisions of Section 4, Paragraph (e) Illinois Real Estate Transfer Tax Act.

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 and estate of the trust, and to 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, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into 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

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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 to 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 compiled 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 so 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 with 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 persons 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.

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 in 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.

The Grantors hereby waive and release any and all rights and benefits under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 28th day of February, 2023

Wai Kwong Chan (SEAL)
Wai-Kwong Chan

Margaret Woo (SEAL)
Margaret Woo

REAL ESTATE TRANSFER TAX		30-Jun-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-33-202-054-0000 | 20230601656641 | 0-930-500-304

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

REAL ESTATE TRANSFER TAX		30-Jun-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-33-202-054-0000 | 20230601656641 | 1-637-322-448

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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 Wai-Kwong Chan and Margaret Woo, Husband and Wife, as Joint Tenants, personally known to me to be the same persons 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 28 day of February, 2023.

Dean Miyakawa
Notary Public



Commission expires:

This instrument was prepared by: Nicole Conatser, Esq., 6306 N. Cicero Ave., Chicago, IL 60646

Mail to:
Nicole Roth, Esq.
6306 N. Cicero Ave.
Chicago, IL 60646

Name & Address of Taxpayer:
Wai-Kwong Chan and Margaret Woo
3123 S Wells Street
Chicago, IL 60616

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LEGAL DESCRIPTION

EXHIBIT "A"

LOT 109 IN E.N. LARSON'S SUBDIVISION OF BLOCK 3 OF THE CANAL TRUSTEE'S
SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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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 **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: 2 | 28 | 2023

SIGNATURE: *Margaret Woo*
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:

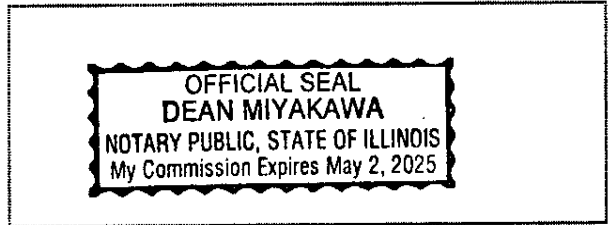
Dean Miyakawa

By the said (Name of Grantor): Margaret Woo

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 28 | 2023

NOTARY SIGNATURE: *Dean Miyakawa*



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: 2 | 28 | 2023

SIGNATURE: *Margaret Woo*
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:

Dean Miyakawa

By the said (Name of Grantee): Margaret Woo

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 28 | 2023

NOTARY SIGNATURE: *Dean Miyakawa*



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)**)