

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Prepared by and Mail to:

Michael J. Polachek

Law Office of Michael J. Polachek,
Ltd.

1000 Hart Road, Suite 300
Barrington, IL 60010

Tax Bills to:

Hanzhi Zheng and Jean Kay Blaho
2232 W. Lunt Avenue
Chicago, Illinois 60645

Doc#: 2319933399 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/18/2023 01:36 PM Pg: 1 of 3

Dec ID 20230701675024

ST/CO Stamp 2-053-218-768

City Stamp 1-905-091-024

THIS INDENTURE WITNESSETH, That the Grantors, Jean K. Blaho and Hanzhi Zheng, husband and wife, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to Hanzhi Zheng and Jean Kay Blaho, Trustees, or their successors in interest, of the Hanzhi Zheng and Jean Kay Blaho Living Trust dated April 5, 2017, and any amendments thereto, not as Joint Tenants or Tenants In Common but as Tenants By The Entirety the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lot 14 in Block 6 of Keeney's Addition to Rogers Park a subdivision of the Northwest Quarter of Section 31 Township 41, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER: 11-31-109-017-0000

Address of Real Estate: 2232 W. Lunt Avenue, Chicago, Illinois 60645

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.


UNOFFICIAL COPY

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, 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.

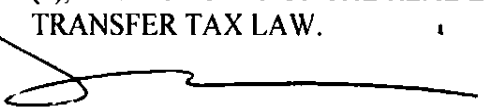
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 15th day of June, 2023.


Hanzhi Zheng


Jean K. Blaho

I HEREBY DECLARE THAT THIS DEED
REPRESENTS A TRANSACTION EXEMPT
UNDER PROVISIONS OF PARAGRAPH
(e), SECTION 31-45 OF THE REAL ESTATE
TRANSFER TAX LAW.

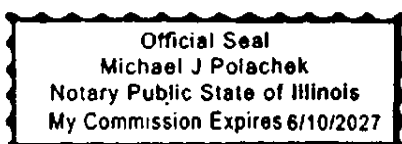

Hanzhi Zheng, Grantor

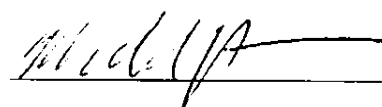
Dated: June 15, 2023

State of Illinois, County of Cook

I, Michael J. Polachek, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hanzhi Zheng and Jean K. Blaho, husband and wife, personally known to me to be the same person(s) whose name(s) 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 notarial seal, this 15th day of June, 2023.



 (Notary Public)

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

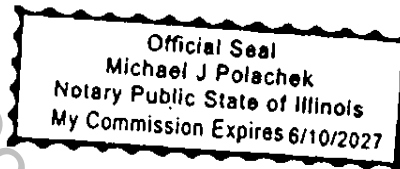
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 6/15/23

Signature: *JEAN K. BLAKE*
Grantor or Agent

Subscribed and Sworn to before me by said
Hanzhi Zheng JEAN K. BLAKE
This 15th day of JUNE, 2023

Michael J. Polachek
Notary Public



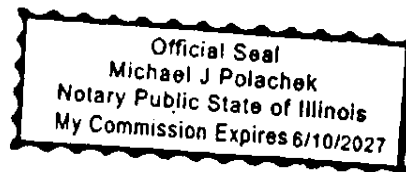
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/15/23

Signature: *JEAN K. BLAKE*
Grantor or Agent

Subscribed and Sworn to before me by said
Hanzhi Zheng JEAN K. BLAKE
This 15th day of JUNE, 2023

Michael J. Polachek
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)