

UNOFFICIAL COPY

Doc#: 2325541019 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 08:18 AM Pg: 1 of 6

Dec ID 20230901617045

City Stamp 1-592-987-088

DEED IN TRUST

(ILLINOIS)

THE GRANTOR, JIAN YANG,
of 1427 Chelsea Lane,
Naperville, in the County of
DUPAGE and State of Illinois,
for and in consideration of Ten
and No Dollars, and other good
and valuable considerations in
hand paid, Conveys and
Warrants unto:

“Jian Yang and Xiaohui Sherry
Huang, Trustees of the Jian
Yang and Xiaohui Sherry Huang Living Trust dated September 1, 2023, and any amendments
thereto,” whose address is 1427 Chelsea Lane, Naperville, IL, the following described real estate
in the County of DuPage and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION, ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 17-16-419-007-1071

Address of Real Estate: 801 South Plymouth Court, Unit 421, Chicago, IL 60605

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 are hereby granted to said trustee to improve, manage, protect
and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 99 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

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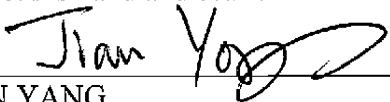
appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.


In no 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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. In Witness Whereof, the grantor aforesaid has set his hand and seal on this 1st day of September, 2023.

 (SEAL)
 JIAN YANG

REAL ESTATE TRANSFER TAX		06-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-419-007-1071 | 20230901617045 | 1-592-987-088


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

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State of Illinois

County of DuPage

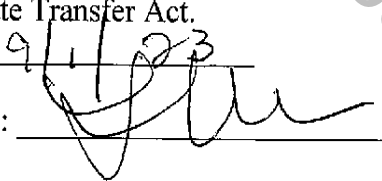
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JIAN YANG, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

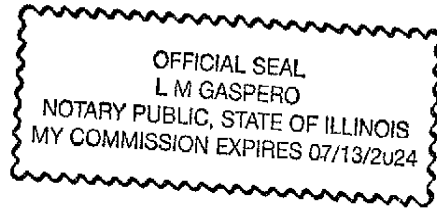
Given under my hand and official seal on this 9/1/23
Commission expires: 7/13/24

NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

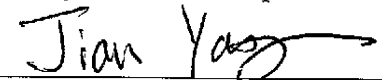
Date: 9/1/23

Signature: 



ACCEPTANCE BY TRUSTEE:

We, Jian Yang and Xiaohui Sherry Huang, trustee of the Jian Yang and Xiaohui Sherry Huang Living Trust dated September 1, 2023, hereby accept this conveyance into the trust.



JIAN YANG, TRUSTEE



XIAOHUI SHERRY HUANG, TRUSTEE

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State of Illinois

County of DUPAGE

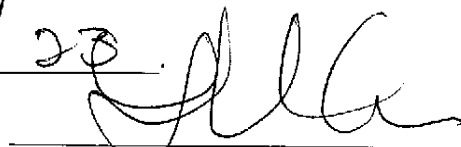
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JIAN YANG and XIAOHUI SHERRY HUANG, Trustees, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 on this

9/1/23

Commission expires:

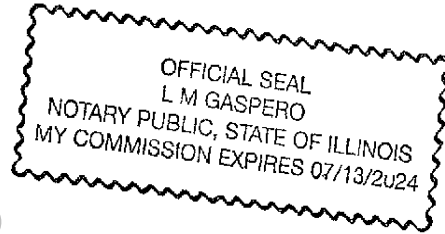
7/13/24



NOTARY PUBLIC

PREPARED BY/MAIL TO:

Lisa M. Gaspero
Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515



SEND SUBSEQUENT TAX BILLS TO:

JIAN YANG AND XIAOHUI SHERRY HUANG LIVING TRUST
1427 Chelsea Lane
Naperville, IL 60565

GRANTEES ADDRESS:

JIAN YANG AND XIAOHUI SHERRY HUANG LIVING TRUST
1427 Chelsea Lane
Naperville, IL 60565

Property of Cook County Clerk's Office

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Exhibit A

PARCEL 1:

UNIT NUMBER 421 IN 801 S. PLYMOUTH COURT APARTMENT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCK 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR PEDESTRIAN ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 16, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO DOROTHY J. KARR DATED MAY 13, 1986 AND RECORDED JUNE 25, 1986 AS DOCUMENT 86260361 IN COOK COUNTY, ILLINOIS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 9/1, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

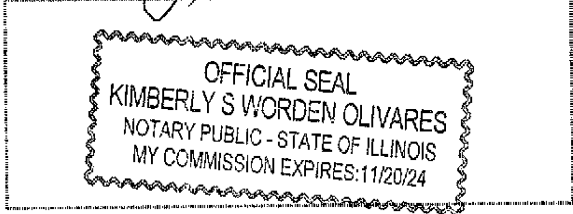
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): LM GASPERO

On this date of: 9/1, 2023

NOTARY SIGNATURE: [Signature]
Olivares

[Signature]
AFFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: 9/1, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

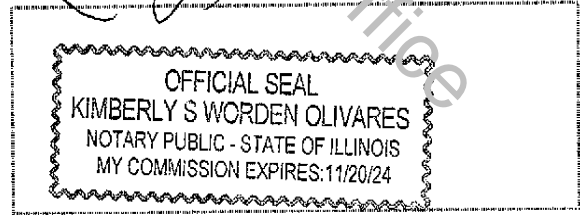
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): LM GASPERO

On this date of: 9/1, 2023

NOTARY SIGNATURE: [Signature]
Olivares

[Signature]
AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)