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Quit Claim Deed In Trust

ILLINOIS

Doc#: 2335613023 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 09:28 AM Pg: 1 of 6

Dec ID 20231201600937
ST/CO Stamp 1-362-391-088
City Stamp 1-084-518-448

Above Space for Recorder's Use Only

THE GRANTORS, Michael Hwang and Jordan LW Hwang, husband and wife, of 3252 N Kenmore Ave Apt 301 Chicago IL 60657, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Michael Hwang and Jordan Leigh Wylie Hwang, whose address is 3252 N Kenmore Ave Apt 301 Chicago IL 60657, as Trustees under the provisions of a certain Trust Agreement known as The Hwang Family Revocable Trust Dated December 4, 2023, as Tenants by the Entirety, and unto all and ever Successor Trustee or Trustees under said trust agreement, the following described Real Estate to wit:

(See page 5 for legal description attached here to and made a part hereof.),

Permanent Real Estate Index Number(s): 14-20-423-049-1009

Address(es) of Real Estate: 3252 N Kenmore Ave Apt 301 Chicago IL 60657

situated in the County of Cook in the State of Illinois, together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances, upon the trusts, and for the uses and purposes herein and set forth in said Trust Agreement.

SUBJECT TO: General real estate taxes for 2023 and subsequent years not yet due and payable; Covenants, conditions and restrictions of record, if any; Applicable zoning laws and ordinances; Building, building line, and use or occupancy restrictions and easements; all special governmental taxes or assessments confirmed and unconfirmed; All homeowner association special assessments confirmed after the contract date; Public and utility easements, including but not limited to drainage ditches, feeders, laterals and drain tile, pipe, or other conduit; And acts done by or suffered through Grantees;

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustees to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate, or any

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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 real estate or any part thereof, and to deal with said real estate 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 Trustees, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustees, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity, or expediency of any act of said Trustees 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 Trustees, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying on 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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustees, or any successor in trust, were 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 the successor's or successors' predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Michael Hwang and Jordan Leigh Wylie Hwang, individually or as Trustees, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything that they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustees in connection with said real estate may be entered into by the Trustees in the name of the then beneficiaries under said Trust Agreement as the beneficiaries' attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustees, in the Trustees' own names as Trustees of an express trust and not individually (and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only as far as the trust property and funds in the actual possession of the Trustees shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in Michael Hwang and Jordan Leigh Wylie Hwang the entire legal and equitable title in fee simple, in and to all of the real estate above described.

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;

(Remainder of page blank)

Dr 12/21/25
County Clerk's Office

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No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(c) of the Real Estate Transfer Act;

The date of this deed of conveyance is December 4, 2023.

Michael Hwang
Michael Hwang (SEAL)

State of Illinois, County of Cook ss. I, Ryan P Crotty the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Hwang, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day (in person)(using audio-video technology) STRIKE ONE (“in person” if neither is stricken), and acknowledged that said person signed, sealed and delivered said instrument as that person’s free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires 12/29/25)

Given under my hand and official seal on December 4, 2023.

Ryan P. Crotty
Notary Public

Property of Cook County Clerk's Office

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No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;

The date of this deed of conveyance is December 4, 2023.

Jordan LW Hwang
Jordan LW Hwang (SEAL)

State of Illinois, County of Cook ss. I, Ryan P. Crotty the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan L.W Hwang, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day (in person)(using audio-video technology) STRIKE ONE (“in person” if neither is stricken), and acknowledged that said person signed, sealed and delivered said instrument as that person’s free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires 12/29/23)

Given under my hand and official seal on December 4, 2023.

Ryan P. Crotty
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 3252 N Kenmore Ave Apt 301 Chicago IL 60657

PARCEL 1: UNIT NUMBER 301 IN SCHOOL LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94479297 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-12 IN LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94479297.

Permanent Real Estate Index Number(s): 14-20-423-049-1009

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;

Jordan LW Hwang 12/4/2023
Jordan LW Hwang (SEAL)

Michael Hwang 12/4/2023
Michael Hwang (SEAL)

This instrument was prepared by:

Ryan P Crotty
Merit Law Group, Inc.
345 Park Ave, Suite 7
Antioch, IL 60002

Send subsequent tax bills to:

Michael Hwang and Jordan Leigh
Wylie Hwang
3252 N Kenmore Ave Apt 301
Chicago IL 60657

Recorder-mail recorded document to:

Michael Hwang and Jordan Leigh Wylie Hwang
3252 N Kenmore Ave Apt 301
Chicago IL 60657

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GRANTOR / GRANTEE STATEMENT

The Grantor or the Grantor's Agent affirms that, to the best of Grantor's 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.

12/4/2023
Dated

Signature: Michael Murray
Grantor or Agent

12/4/2023
Dated

Signature: Jordan Howard
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4TH DAY OF DECEMBER, 2023

Ryan P. Crotty
Notary Public



The Grantee or the Grantee's 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.

12/4/2023
Dated

Signature: Michael Murray
Grantee or Agent

12/4/2023
Dated

Signature: Jordan Howard
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4TH DAY OF DECEMBER, 2023

Ryan P. Crotty
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.]