

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

THE GRANTORS, JEFF W. LO and PEGGY S. LO, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEY AND QUIT CLAIM, all of the Grantor's interest to PEGGY S. LO, not individually, but as Trustee of the PEGGY S. LO TRUST DATED DECEMBER 14, 2023, as Grantee, (hereinafter referred to as "said trustee", regardless the number of trustees), currently of 822 W. 37th Place, Chicago, IL 60609, and unto all and every successor or successor in trust under said trust agreement, 100% of the Grantors' interest in the following described real estate located in County of Cook, State of Illinois, to wit:

Doc# 2400434032 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2024 03:06 PM PG: 1 OF 5

Legal Description see Exhibit "A" attached hereto and made part hereof.

Property Tax Number: 17-32-413-032-0000

Commonly known as: 822 W. 37th Place, Chicago, IL 60609

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 and set forth herein.

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, 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 thereof, to partition or to exchange said property,

REAL ESTATE TRANSFER TAX 04-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 04-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-32-413-032-0000 | 20240101607666 | 2-076-960-816

17-32-413-032-0000 | 20240101607666 | 0-003-958-832

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

UNOFFICIAL COPY

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.

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 the 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 Quit Claim Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY

In Witness Whereof, the undersigned has hereunto set her hand and seal this 14th day of December, 2023.

Jeff W. Lo by Peggy S. Lo
JEFF W. LO, by Peggy S. Lo, as agent under
property power of attorney

Peggy S. Lo
PEGGY S. LO

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 JEFF W. LO and PEGGY S. LO, husband and wife, personally known to me to be the same persons whose name 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 14th day of December, 2023.



Christina Mermigas
Notary Public
My commission expires: 3/15/2026

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law

Date: December 14, 2023.

Peggy S. Lo
PEGGY S. LO

This instrument was prepared by
and after recording should be
mailed to:

Send subsequent tax bills to:

Christina Mermigas, Esq.
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, Illinois 60606

Peggy S. Lo Trust
822 W. 37th Place
Chicago, IL 60609

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOT 15 (EXCEPT THE EAST 2.00 FEET) AND THE EAST 3.00 FEET OF LOT 16, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS, IN BLOCK 12 IN GAGE'S AND OTHER SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Tax Number: 17-32-413-032-0000

Commonly known as: 822 W. 37th Place, Chicago, IL 60609

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: December 14, 2023.



PEGGY S. LO

SUBSCRIBED and SWORN to before me this 14th day of December, 2023.






NOTARY PUBLIC

My commission expires: 3/15/2026.

The grantee or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is 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: December 14, 2023.



PEGGY S. LO, Trustee

SUBSCRIBED and SWORN to before me this 14th day of December, 2023.





NOTARY PUBLIC

My commission expires: 3/15/2026.

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 5 of the Illinois Real Estate Transfer Act.]