

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

2332964

Doc#: 2401713474 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 04:25 PM Pg: 1 of 3

Dec ID 20240101611261  
ST/CO Stamp 2-031-445-040 ST Tax \$580.00 CO Tax \$290.00  
City Stamp 1-829-299-248 City Tax: \$6,090.00

This indenture made this 10th day of January, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee** under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 26th day of May, 2004, and known as Trust Number **1-6126**, party of the first part, and

**Chung Leung Au**, acting trustee of the **Chung Leung Au Living Trust**, dated **August 31, 1999** party of the second part

Reserved for Recorder's Office

whose address is:  
3207 S Canal St  
Chicago IL 60616

**WITNESSETH**, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN**

Property Address: 3440 South Wallace Street, Chicago Illinois 60616

Permanent Tax Number: 17-33-121-086-0000

CHICAGO TITLE SERVICES  
1201 NORTH AVENUE  
CHICAGO, IL 60602

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit and behoove of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

**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 each 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.

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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 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 to execute 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, duties and obligations of its, his, her 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, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

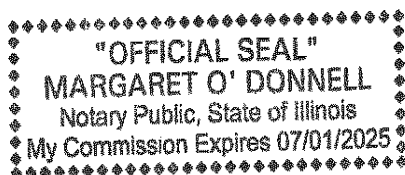
By: *Patricia K. Holtry*  
Patricia K. Holtry Assistant Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company, and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 10th day of January, 2024.



*Margaret O' Donnell*  
NOTARY PUBLIC

This instrument was prepared by:  
**Patricia K. Holtry**  
**CHICAGO TITLE LAND TRUST COMPANY**  
1100 Lake Street Ste 100C  
Oak Park IL 60301

AFTER RECORDING, PLEASE MAIL TO:

*Carenen Huang*  
3207 S. Canal St  
Chicago IL 60616

SEND TAX BILLS TO:

*Carmen Huang*  
3207 S. Canal St.  
Chicago IL 60616

REAL ESTATE TRANSFER TAX		17-Jan-2024
CHICAGO:		4,350.00
CTA:		1,740.00
TOTAL:		6,090.00 *

REAL ESTATE TRANSFER TAX		17-Jan-2024
COUNTY:		290.00
ILLINOIS:		580.00
TOTAL:		870.00

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## LEGAL DESCRIPTION

LOT 12 IN BLOCK 1 IN THOMAS J. FOSTER'S SUBDIVISION OF BLOCK 10 (EXCEPT THE NORTH 792 FEET THEREOF) IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3440 South Wallace St., Chicago, IL 60616

PERMANENT INDEX NUMBER: 17-33-121-086-0000

Property of Cook County Clerk's Office