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2406157023D

Doc# 2406157023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2024 03:31 PM PG: 1 OF 5

QUIT CLAIM DEED IN TRUST

THE GRANTORS, **HEUNG SOO KIM** and **MI JA KIM**, husband and wife, of the City of Chicago, County of Cook, State of Illinois ("Grantors"), for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY AND QUIT CLAIM, all of the Grantors' interest to Heung Soo Kim and Mi Ja Kim, not individually, but as Co-Trustees of the **HEUNG SOO KIM TRUST DATED FEBRUARY 13, 2024** ("Grantee", hereinafter referred to as "said trustee", regardless of the number of trustees), currently of 3200 N Lake Shore Dr, Unit # 807, Chicago, IL 60657, 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 Cook County, State of Illinois, to wit:

Legal Description see Exhibit "A" attached hereto and made part of

Permanent Real Estate Tax Numbers: 14-21-314-048-1062

Address of Real Estate: 3200 North Lake Shore Drive, Unit # 807, Chicago Illinois 60657

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.

[The remainder of this page is left blank intentionally]

REAL ESTATE TRANSFER TAX		01-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		01-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-314-048-1062 | 20240301644864 | 0-858-851-888

14-21-314-048-1062 | 20240301644864 | 0-146-049-584

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

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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, 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 agreements; 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 agreements 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees 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 its, his, her, or their predecessor in trust.

And the undersigned hereby expressly waive and release 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.

[Signature page to follow]

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IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this 29th day of February, 2024.

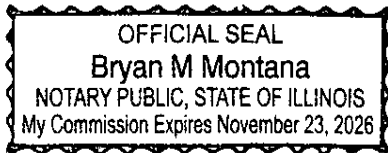
Heung Soo Kim
Heung Soo Kim

Mi Ja Kim
Mi Ja Kim

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 Heung Soo Kim and Mi Ja Kim, husband and wife, personally known to me to be the same persons 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 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 29th day of February, 2024.



[Signature]
Notary Public

My commission expires: November 23, 2026.

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 31-45 REAL ESTATE TRANSFER TAX LAW.

Dated: February 29, 2024.

Mi Ja Kim
Mi Ja Kim

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

Bryan M. Montana, Esq.
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, Illinois 60606

Send subsequent tax bills to:

HEUNG SOO KIM TRUST
3200 N. Lake Shore Drive, Unit # 807
Chicago, IL 60657

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 807 IN HARBOR HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF MELROSE STREET, 148 FEET, 6.5 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET AND THE WEST LINE OF SHERIDAN ROAD: THENCE SOUTH 101 FEET, 6.5 INCHES ALONG A LINE PARALLEL WITH THE WEST OF LOT 27 IN PINE GROVE AFORESAID AND 1,098 FEET, 7.5 INCHES EAST OF THE EAST LINE OF EVANSTON AVENUE: THENCE EAST 9 FEET, MORE OR LESS, TO A POINT 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD: THENCE SOUTH ON SAID LINE TO A POINT IN THE NORTH LINE OF BELMONT AVENUE, (BEING A LINE 33 FEET NORTH OF THE SOUTH LINE OF ORIGINAL LOT 28 IN PINE GROVE) 139 FEET 7 INCHES WEST OF THE WEST LINE OF SHERIDAN ROAD, THENCE EAST ALONG THE NORTH LINE OF BELMONT AVENUE, 139 FEET 7 INCHES TO THE WEST LINE OF SHERIDAN ROAD: THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD, 331 FEET 1 INCH TO THE SOUTH LINE OF MELROSE STREET, 148 FEET 6.5 INCHES TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23481866, TOGETHER WITH AN UNDIVIDED .457 PERCENT INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

ALSO

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY A DOCUMENT DATED SEPTEMBER 17, 1951 AND RECORDED SEPTEMBER 26, 1951 AS DOCUMENT 15178910, AND AS AMENDED BY AN AGREEMENT RECORDED JULY 19, 1967 AS DOCUMENT 20201519, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Numbers: 14-21-314-048-1062


Address of Real Estate: 3200 North Lake Shore Drive, Unit # 807, Chicago Illinois 60657

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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 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: February 29, 2024



Mi Ja Kim

SUBSCRIBED and SWORN to before me this 29th day of February, 2024.





NOTARY PUBLIC

My commission expires: November 23, 2026.

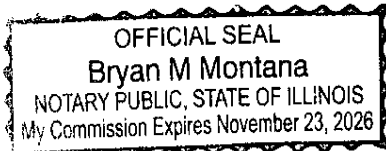
The Grantee or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 29, 2024.



Mi Ja Kim, Co-Trustee

SUBSCRIBED and SWORN to before me this 29th day of February, 2024.





NOTARY PUBLIC

My commission expires: November 23, 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.]