

UNOFFICIAL COPY



Warranty Deed in Trust

Mail to: Erwin Law LLC
4043 N. Ravenswood Ave., Suite 208
Chicago, Illinois 60613

Future Tax Bills To:
Danny T. Huang
5701 N. Sheridan Rd., Apt 22T
Chicago, Illinois 60660

Doc# 2487907026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/19/2024 12:22 PM

PAGE: 1 OF 4

THE GRANTOR, Kai Lani LLC, of the City of Chicago, Cook County, State of Illinois for and in consideration of payment of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration in hand paid;

CONVEYS AND WARRANTS to Danny T. Huang, as Trustee of the Danny T. Huang Living Trust dated November 8, 2023, said beneficial interests to be held by the Grantee's Trust (the "instrument"), the following Real Property in the County of Cook in the State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

(See Legal Description as attached Exhibit A)

*Property Address: 6723 S. Wabash Ave., Chicago, Illinois 60637
Parcel No.: 20-22-301-006-0000*

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor Trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The trustee, which term shall refer to the Trustee originally named or to any successor Trustee, subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

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IN WITNESS WHEREOF, all of the Members of the Grantor aforesaid have hereunto set his hand and seal this 17 day of November, 2023.

[Handwritten signatures]

Danny T. Huang
Kai Lani LLC

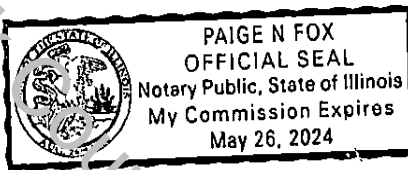
State of Illinois)
)SS
County of Cook)

BE IT REMEMBERED, That on this 17th day of November, 2023 before me, the subscriber, a Notary Public in and for said state, personally came Danny T. Huang, all of the Members of the Grantor in the foregoing deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year aforesaid.

[Handwritten signature of Paige N Fox]

Notary Public



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX ACT AND COOK COUNTY ORDINANCE 93104, PARAGRAPH E

11/17/2023
Date

[Handwritten signature]
Grantor or Grantor's Representative


Prepared by:
Erwin Law, LLC
By: Alicia O. Erwin
4043 N. Ravenswood Ave. Suite 208
Chicago, Illinois 60613

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Exhibit "A" Legal Description



THE NORTH 1/2 OF LOT 19 IN BLOCK 2 IN LANCASTER'S SUBDNISION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 22, IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Property Address: 6723 S. Wabash Ave., Chicago, Illinois 60637
Parcel No.: 20-22-301-006-0000*

REAL ESTATE TRANSFER TAX		19-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-22-301-006-0000 | 20240301056684 | 1-961-985-584

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

REAL ESTATE TRANSFER TAX		19-Mar-2024
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-22-301-006-0000 | 20240301656684 | 1-371-817-520

Property of Cook County Clerk's Office

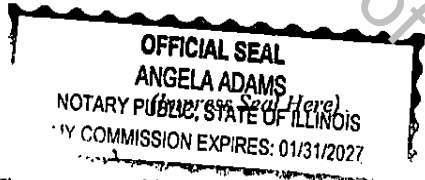
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/17/2023 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 11-17-2023

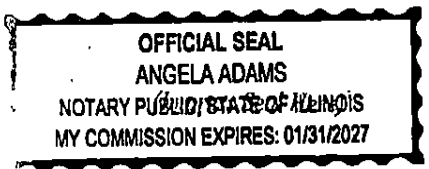


[Signature]
Notary Public

The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/17/2023 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 11-17-2023



[Signature]
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 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.]