# FFICIAL CO

Mail To: Kwong Yee Chan

Anita Chan 417 Wingate Dr.

Schaumburg, IL 60193

Subsequent Tax Bills To:

Kwong Yee Chan Anita Chan 417 Wingate Dr. Schaumburg, IL 60193



Doc# 2414307006 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE DATE: 5/22/2024 10:47 AM

PAGE: 1 OF 5

Above Space for Recorder's Use Only

THE GRANTORS, Lwong Yee Chan and Anita Chan, married to each other, of 417 Wingate Dr., Schaumburg, Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Ouitclaim unto the

GRANTEES: Kwong Yee Chan and Anita Chan, married to each other, as Co-Trustees of the Chan Family 2024 Trust dated April 23, 2024, of 417 Wingaie Dr., Schaumburg, Illinois, of which Kwong Yee Chan and Anita Chan are the primary beneficiaries, said beneficial interest to be held as TENANCY BY THE ENTIRETY, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: See Exhibit -Aattached hereto.

**REAL ESTATE TRANSFER TAX** 20-May-2024 COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00 07-26-116-005-0000 20240501600827 | 0-265-512-240

Exempt under the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

This is HOMESTEAD PROPERTY as to Kwong Yee Chan and Anita Chan, husband and wife.

**Property Address:** 417 Wingate Dr., Schaumburg, Illinois 60193

07-26-116-005-0000 **Property Index Number:** 

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 set forth.

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, street, 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, in possession or reversion, by leases to commence in praesenti or in 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 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 applications 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 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.

The interest of each and very 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 ne eunder 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have here into set their hands and seals this 23 day of April, 2024.

(SEAL) STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kwong Yee Chan and Anita Chan, personally known to me to be the persons whose names are subsarited 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 23<sup>rd</sup> day of April, 2024.

MEREDITH A SWANK OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires July 28, 2026

Notary Public
My Commission Expires: 07/28

This instrument was prepared without title examination or opinion at the direction of the Grantor(s) by: Matthew J. Swank, Attorney at Law, 1173 Lyman Ave., Oak Park, IL 60304

## **UNOFFICIAL COPY**

#### **EXHIBIT A**

Property Address: 417 Wingate Dr., Schaumburg, Illinois 60193

Property Index Number: 07-26-116-005-0000

Legally described as follows:

Legal Description. LOT ONE THOUSAND ONE HUNDRED SEVEN (1107) IN LANCER SUBDIVISION-LINET NO. 11, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 23 AND IN THE NORTHWEST QUARTER (1/4) OF SECTION 26, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RESISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS, ON DECEMBER 16, 1971. AS DOCUMENT NI. ABER 2599059.

### **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Subscribed and sworn to before me this 23 day of April, 2024.

MEREDITH A SWANK OFFICIAL SEAL Notary Public - State of lilinois My Commission Expires July 28, 2026

The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and held 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.

KWONG YEE CHAN, Co-Trustee of the

Chan Family 2024 Trust date: April 23, 2024

Subscribed and sworn to before me this 23

day of April, 2024.

ANITA CHAN, Co-Trustee of the Chan Family 2024 Trust dated April 23, 2024

MEREDITH A SWANK OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires

July 28, 2026

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



Stamp Number:

50584

Issued:

05/20/2024

Status:

**PAID** 

### **ELECTRONIC TRANSFER STAMP**

This transfer stamp is issued:

To

Kwong Yee Chan & Anita Chan

As Grantor

For

417 Wingate Dr

As Property Address

Bearing

07-26-116-005-0000

As PIN

With payments for

7rensfer Stamp Fee

\$10.00

Water Bill Balance Due

\$0.00

**Total Due:** 

\$10.00

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <a href="http://www.cookcountyclerkil.gov/recordings">http://www.cookcountyclerkil.gov/recordings</a>



Paid:

\$10.00

Date

05/20/2024

Status:

PAID

Stamp Number

50584

**Application and Payment Details** 

https://dmzappsvr1.schaumburg.com/TransferStamps/Application/VPC9KMPW41786ZU

Village of Schaumburg - Finance Department 101 Schaumburg Ct, Schaumburg IL 60193-1899