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DEED IN TRUST



2417309019

Doc# 2417309019 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/21/2024 12:06 PM

PAGE: 1 OF 4

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

Above Space for Recorder's Use Only

THE GRANTORS, **Kwong Yee Chan and Anita P. 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 Quitclaim 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 Wingate Dr., Schaumburg, Illinois, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto.**

REAL ESTATE TRANSFER TAX

21-Jun-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

Date: April 23, 2024 2024 *AC*

Sign: Kwong Yee Chan

17-21-431-073-1008 | 20240601634977 | 1-265-763-120

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

This is NOT Homestead Property as to Kwong Yee Chan and Anita P. Chan, husband and wife.

Property Address: 2003 S. Wells St., Apt. #4, Chicago, Illinois 60616

Property Index Number: 17-21-431-073-1008

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

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EXHIBIT A

Property Address: 2003 S. Wells St., Apt. #4, Chicago, Illinois 60616

Property Index Number: 17-21-431-073-1008

Legally described as follows:

UNIT 2003-4 IN THE 2001-2007 SOUTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 28, 29, 30, 31, 32, 33 AND 64, TAKEN AS A TRACT, IN THE CHINATOWN SQUARE SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030324708, AND ANY AMENDMENTS THERETO.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

REAL ESTATE TRANSFER TAX

21-Jun-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-21-431-073-1008

| 20240601634977 | 2-128-642-864

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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.

Date: April 23, 2024

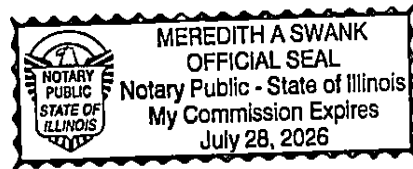
Kwong Yee Chan
KWONG YEE CHAN

Date: APRIL 23, 2024

Anita Chan
ANITA P. CHAN

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

Meredith A Swank
Notary Public



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 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: April 23, 2024

Kwong Yee Chan
KWONG YEE CHAN, Co-Trustee of the Chan Family 2024 Trust dated April 23, 2024

Date: APRIL 23, 2024

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

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

Meredith A Swank
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.)