# FFICIAL CC

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# 2417309019 Fee \$88.00 ILRHSP FEE:S18.00 RPRF FEE:S1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/21/2024 12:06 PM

PAGE: 1 OF 4

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 Wirgate 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 TRANS	21-Jun-2024	
	CHICAGO:	0.(10
	CTA:	0.00
	TOTAL:	0.00 *
17-21-431-073-1008	20240601634977	1-265-763-120

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

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

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

for such other considerations as it would be lawful for any person owning the same dear 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 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is here'y 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 vaive 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 exercition of homesteads from sale on execution or otherwise.

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

STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOH 3PEBY CERTIFY THAT Kwong Yee Chan and Anita P. Chan, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, seared, 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 day of April, 2024.

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

My Commission Expires: 07

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: 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 DECRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLRATION 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.

RE	REAL ESTATE TRANSFER TAX			21-Jun-2024
			COUNTY:	0.00
	100	(\$.5.)	ILLINOIS:	0.00
			TOTAL	0.00
	17-21-431-	073-1008	20240601634977	2-128-642-864

## **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 day of April, 2024.

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

The grantees or their agent affirms and verifies that the lame 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 poid 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 an i hold title to real estate under the laws of the State of Illinois.

EE CHAN, Co-Trustee of the Chan Family 2024 Trust daws April 23, 2024

Date: APRIL 23 2029

Subscribed and sworn to before me this 23day 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 STATE O 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.)