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2424222019

TRUSTEE'S DEED IN TRUST

THIS INDENTURE made this 8 day of August, 2024, between HUI KANG, also known as HUI DOK KANG, and STEPHANIE KANG, also known as STEPHANIE KENDALL KANG, not individually but as Co-Trustees under the KANG FAMILY TRUST dated March 13, 2013, their successor or successors as Grantors, and STEPHANIE KENDALL KANG, not personally, but as Trustee of the STEPHANIE KENDALL KANG TRUST under trust agreement dated the 8 day of August, 2024, her successor or successors, as Grantee.

Doc# 2424222019 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/29/2024 11:27 AM
PAGE: 1 OF 4

WITNESSETH, that Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Co-Trustees and of every other power and authority the Grantors hereunto enabling, do hereby convey and quitclaim unto the Grantee, STEPHANIE KENDALL KANG, not personally, but as Trustee of the STEPHANIE KENDALL KANG Trust under trust agreement dated the 8 day of August, 2024, her successor or successors, the following described real estate in the County of Cook, State of Illinois.

THAT PART OF LOTS 2 AND 3 IN BLOCK 1 IN THATCHERS RESUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1887 AS DOCUMENT 838570 AND OF THE VACATED ALLEY LYING WESTERLY OF AND ADJOINING SAID LOTS 2 AND 3 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 13 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 3, RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 70 FEET THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT AND CONTINUING IN A DIRECT LINE TO THE CENTER OF THE VACATED ALLEY AFORESAID; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID VACATED ALLEY WHICH LIES SOUTHWESTERLY OF LOT 2 TO THE CENTER LINE OF THE VACATED ALLEY WHICH LIES WEST OF LOT 3 AFORESAID; THENCE SOUTH ALONG THE CENTER OF SAID LAST MENTIONED ALLEY TO A POINT 8 FEET WEST AND 13 FEET NORTH OF THE SOUTH WEST CORNER OF LOT 3; THENCE EAST IN A DIRECT LINE 209.05 FEET MORE OR LESS TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. 15-11-208-022-0000

Commonly known as: 616 Thatcher Avenue, River Forest, Illinois 60305

TO HAVE AND TO HOLD the real estate, together with the tenements and appurtenances thereunto belonging for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases

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VILLAGE OF RIVER FOREST

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Grantor's/Grantee's address:
616 Thatcher Avenue, River Forest, Illinois 60305

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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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.


The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his or her hand and seal the day and year first above written.

Executed at Buffalo Grove, Illinois, dated the 8 day of August, 2024.




HUI KANG,
As Co-Trustee of the KANG FAMILY TRUST
dated March 13, 2013




STEPHANIE KANG,
As Co-Trustee of the KANG FAMILY TRUST
dated March 13, 2013

I, HUI KANG, hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.




HUI KANG

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated this 8 day of August, 2024.



HUI KANG
As Co-Trustee of the KANG FAMILY TRUST
dated March 13, 2013



STEPHANIE KANG
As Co-Trustee of the KANG FAMILY TRUST
dated March 13, 2013

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VILLAGE OF RIVER FOREST

Grantor's/Grantee's address:
616 Thatcher Avenue, River Forest, Illinois 60305

Catherine Bayer

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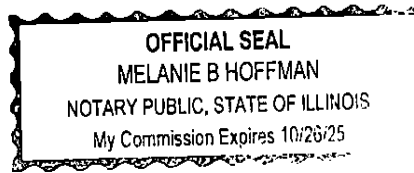
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State of Illinois
County of Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that HUI KANG and STEPHANIE KANG, are either personally known to me or have provided satisfactory evidence of identity, by presenting government issued documentation, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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.

Given under my hand and notarial seal this 8 day of August, 2024.

Melanie B Hoffman
Notary Public



This Document Prepared by and mail to:

Benjamin A. Rubin
RUBIN LAW, A Professional Corporation
1110 Lake Cook Road, Suite 165
Buffalo Grove, IL 60089-1997
(847) 279-7999; Fax (847) 279-0090
E-mail: email@rubinlaw.com

Mail Tax Bill to:
STEPHANIE KENDALL KANG, as Trustee
616 Thatcher Avenue
River Forest, Illinois 60305

REAL ESTATE TRANSFER TAX		29-Aug-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

15-11-208-022-0000 | 20240801683737 | 0-019-463-984

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VILLAGE OF RIVER FOREST

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STATEMENT BY GRANTOR AND GRANTEE (55 ILC8 5/3 5020 B)

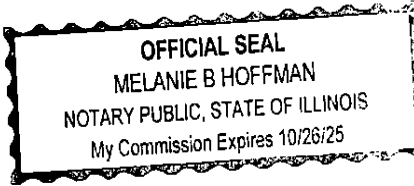
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated August 8, 2024

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said this 8 day of August, 2024

[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.

Dated August 8, 2024

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said this 8 day of August, 2024

[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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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VILLAGE OF RIVER FOREST

Catherine Boyer