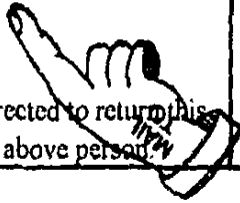


This instrument was recorded at request of:

Sue Tsai
6014 W. Gunnison Street
Chicago, Illinois 60630-3145

. DEPT-01 RECORDING \$25.50
. T#2222 TRAN 3807 03/05/97 16:56:00
. #0091 + KB *-97-149528
. COOK COUNTY RECORDER



The recording official is directed to return this instrument or a copy to the above person.

Space Reserved For Recording Information

SPECIAL WARRANTY DEED TO TRUST

Effective Date: November 29, 1996	County and State where Property is Located: Cook, Illinois		
Grantor (Name, Address and Zip Code): Sue Tsai 6014 W. Gunnison Street Chicago, Illinois 60630-3145	Grantee (Name, Address and Zip Code): Sue Tsai & Ya-Ting Lan as Trustees of the SUE TSAI LIVING TRUST dated November 29, 1996 6014 W. Gunnison Street Chicago, Illinois 60630-3145		
Subject Real Property (Address or Location): 6014 W. Gunnison Street Chicago, Illinois 60630-3145	Legal Description Proofed by Persons Whose Initials Appear to the Right	1. 	2.

Subject Real Property (Legal Description):

37149528

LOT 40 IN W. F. KAISER AND COMPANY'S GARDEN SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 13-08-327-034-0000

(Continued on Reverse Side)

2550
L

UNOFFICIAL COPY


SUBJECT TO all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record or in the most recent title insurance policy on the subject real property. It is the intent of the parties to maintain and not waive all rights under the most recent title insurance policy on the subject real property.


1. **Recorded Information on Trust.** The names and addresses of the grantor, trustees and beneficiaries of the trust, the identity of the trust and the relevant provisions of the trust have been disclosed in the Certificate of Trustee's Powers and Abstract of Trust which is recorded at: Cook County Recorder, 118 N. Clark, Room 120, Chicago, Illinois 60602 Docket # 97149527

2. **Effect of Transfer.** Any transfers effectuated by this document transferring real property interests to a trust, involve the transfer of real property by the legal owners to a Revocable Living Trust, which will have the same IRS identification number as the transferor, and will not be an Irrevocable transfer until the death of the transferors and as such shall not warrant the triggering of "due on sale" clauses in any related documents, or the imposition of taxes, or tax reassessments, imposed when there is a completed transfer of real property ownership.

3. **Conveyance.** This special warranty deed made by the assignor, hereby grants, sells and conveys the above described property to the above named assignee, for true and actual consideration in the amount of 10.00 dollars to have and to hold the same, with all appurtenances thereon, to assignee and assignee's heirs and assigns forever. I/We covenant that I/We convey and warrant specially the title against all persons claiming under me.

<p>1. <u>Frank Ejupi</u></p> <p>2. <u>Kimberly Grossi</u></p> <p>Signatures of Witnesses</p>	<p><u>[Signature]</u></p> <p>Signature of Grantor</p>
--	---

STATE OF Illinois	Acknowledgment of Grantor. On this date, before me, a Notary Public, <u>Sue Tsai</u> personally appeared:	
COUNTY OF Cook	known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that she executed the same. If this person's name is subscribed in a representative capacity, it is for the principal named and in the capacity indicated.	<u>[Signature]</u> Notary Expiration Date: 3/31/1997
Date of Acknowledgment: Feb. 10, 1997		

STATE OF Illinois	Acknowledgment of Witnesses. On this date, before me, a Notary Public, personally appeared: 1. Frank Ejupi and 2. Kimberly Grossi, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he/she executed the same. If this person's name is subscribed in a representative capacity, it is for the principal indicated.	
COUNTY OF Cook		<u>[Signature]</u> Notary Expiration Date: 3/31/1997
Date of Acknowledgment: Feb. 10, 1997		

82362126

"OFFICIAL SEAL"
 HUNG-TZAW TAI
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 3/31/97

UNOFFICIAL COPY

EXEMPT AND ADI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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.

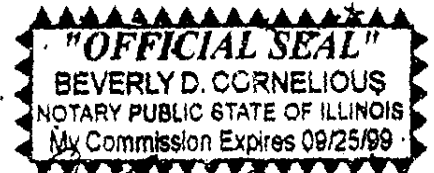
Dated 2-18, 1996



GRANTOR OR AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Subscribed and sworn to before me this 18 day of February, 1996.



My commission expires: 9-25-99


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 2-18, 1996

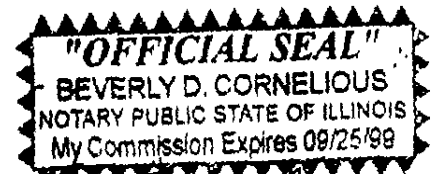


GRANTEE OR AGENT

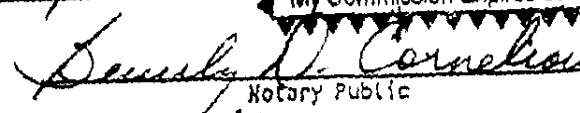
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

97143528

Subscribed and sworn to before me this 18 day of February, 1996.



My commission expires: 9-25-99


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 ADI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97140528