

# UNOFFICIAL COPY

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2704/0202 11 001 Page 1 of 4  
2002-03-26 15:06:38  
Cook County Recorder 27.50

## TRUSTEE'S DEED

THIS TRUSTEE'S DEED made this 9<sup>th</sup> day of November, 2001, by and between Oscar S. Tatosian, not individually, but as Trustee of the Sarkis M. Tatosian Declaration of Trust ("Grantor") and OSTOIR, LLC, whose address is 1028 Chicago Avenue, Evanston, Illinois 60202 ("Grantee").



WITNESSETH, That Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the grantor hereunto enabling, hereby CONVEYS and WARRANTS unto the Grantee, all of the Trust's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

THE SOUTH 40 FEET OF LOT 4 IN BLOCK 1 IN KEENEY & RINN'S ADDITION TO EVANSTON IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-19-417-017-0000

Address of Real Estate: 608 Sheridan Road, Evanston, Illinois 60202

No Transfer Stamps are due as this conveyance is of no consideration.

CITY OF EVANSTON  
EXEMPTION

*Mary P. Morris*  
CITY CLERK

together with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 and set forth herein.

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, streets, 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, 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

thereof, 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 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 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 application of any purchase money, rent or money borrowed or advanced on said premises, 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 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 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.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned aforesaid has hereunto set his hand and seal this 9th day of November, 2001.

OST Oscar S. Tatosian (Seal)  
Oscar S. Tatosian, not individually, but as  
Trustee of The Sarkis M. Tatosian Declaration  
of Trust

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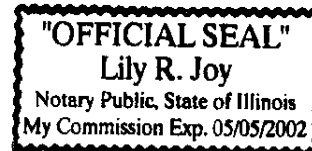
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STATE OF ILLINOIS )  
 )SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Oscar S. Tatosian, not individually, but as Trustee of The Sarkis M. Tatosian Declaration of Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of November, 2001.

Lily R. Joy  
Notary Public  
My commission expires: 5-5-2002



This instrument was prepared by and after recording return to:

Send subsequent tax bills to:

Terrell J. Isselhard, Esq.  
Chuhak & Tecson, P.C.  
~~225 West Washington Street~~ 30 S. Wacker  
Suite ~~1300~~ 2600  
Chicago, Illinois 60606

OSTOIR, LLC  
Attn: Sarkis Tatosian  
1028 Chicago Avenue  
Evanston, Illinois 60202

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

11-9-2001  
Dated  
Oscar S. Tatosian  
Signature

# UNOFFICIAL COPY

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## STATEMENT BY GRANTOR AND GRANTEE

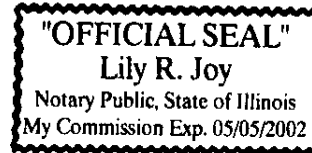
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: 11-9, 2001

Signature: *OST Open Trust*  
Grantor/Agent

SUBSCRIBED and SWORN to before me this 9th day of November, 2001.

*Lily R. Joy*  
Notary Public  
My commission expires: 5-5-2002



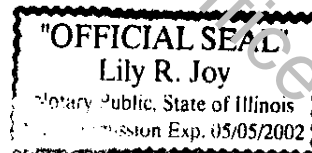
The grantee or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Date: 11-9, 2001

Signature: *OST Open Trust*  
Grantee/Agent

SUBSCRIBED and SWORN to before me this 9th day of November, 2001.

*Lily R. Joy*  
Notary Public  
My commission expires: 5-5-2002



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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]