

# UNOFFICIAL COPY

0030019572

4310/0048 52 001 Page 1 of 4

2003-01-06 09:09:35

Cook County Recorder

30.50

## DEED IN TRUST



0030019572

### THE GRANTORS

HENRY H. SHARFAEI and  
SHEKOFEH PARSAEI, husband and wife,

of the County of Cook and State of IL.  
for and in consideration of Ten Dollars, and  
other good and valuable consideration in  
hand paid, Convey and Warrant unto:

SHEKOFEH PARSAEI or HENRY H. SHARFAEI,  
Trustee, or their successors in trust,  
under the SHEKOFEH PARSAEI LIVING TRUST,  
dated October 18, 2002, and any amendments  
thereto, in the following described Real  
Estate situated in the County of Cook, and  
the State of Illinois, to wit:

#### PARCEL 1:

UNIT 2404 IN THE RESIDENCES AT RIVER EAST CENTER, A CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART  
OF BLOCK 2 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH  
FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED  
FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320 IN COOK COUNTY,  
ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION  
OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011072757, TOGETHER  
WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS, ALL  
IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT FOR THE  
BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN AND CREATED BY  
DECLARATION OF COVENANTS, CONDITIONS RESTRICTONS AND EASEMENTS  
RECORDED AS DOCUMENT NUMBER 0011072756

Commonly known as: 512 N MCCLURG #2404, CHICAGO, IL 60608

PIN# 17-10-218-003-0000

Name & Address of Grantee/send tax bills to: MR. AND MRS. HENRY H.  
SHARFAEI, 6391 TWIN OAKS LANE, LISLE, IL 60532

548  
03  
11/18  
CW

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, 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, 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; or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or changes 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 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, (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, on or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.



STATEMENT BY GRANTOR AND GRANTEE

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:

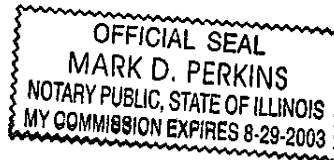
SIGNATURE:

October 23, 2002

Rudra C. Chatterjee, Agent
Grantor or Agent

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2002

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:

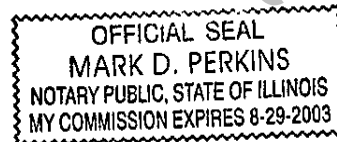
SIGNATURE:

October 28, 2002

Rudra C. Chatterjee, Agent
Grantee or Agent

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2002

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 ASI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)