

# UNOFFICIAL COPY

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Doc#: 0408629111  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/26/2004 09:22 AM Pg: 1 of 3

## TRUSTEE'S DEED

This indenture made this 5TH day of MARCH, 2004, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20TH day of MARCH, 2003, and known as Trust Number 1111858, party of the first part, and

MAHMOUD SHABEHPOUR

whose address is :

158C ALGONQUIN ROAD  
BARRINGTON HILLS, IL 60010

party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate situated in COOK County, Illinois, to wit:

LOTS 37 AND 38 IN BLOCK 4 IN STRAHORN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2<sup>ND</sup> INSTALLMENT 2003 REAL ESTATE TAXES.

1st AMERICAN TITLE order #

2075423/7

Permanent Tax Number: 16-03-235-030-0000 VOL. 541

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



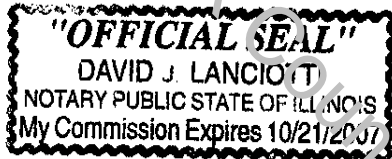
**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: Sheila Dupont  
Assistant Vice President

State of Illinois  
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 5<sup>TH</sup> day of MARCH, 2004.



David J. Lanciot  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**4024-26 WEST DIVISION**  
**CHICAGO, IL 60651**

Receipt under provisions of Paragraph  
Section 31-45, Property Tax Code.  
3/10/04 Date  
[Signature]  
Buyer, Seller, or Representative

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. Clark Street  
ML04LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME George He Nabhan.

ADDRESS 20 N Clark 1725 OR BOX NO. \_\_\_\_\_

CITY, STATE Chicago IL 60602

SEND TAX BILLS TO: M. Shabehpour; 158 C ALGONQUIN RD  
Barrington IL 60010



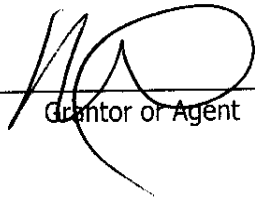
# UNOFFICIAL COPY

*First American Title Insurance Company*

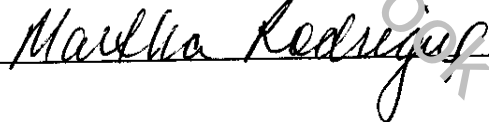
### STATEMENT BY GRANTOR AND GRANTEE

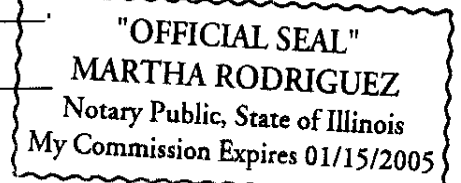
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-9-04

Signature   
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 10th day of MARCH, 2004

Notary Public 

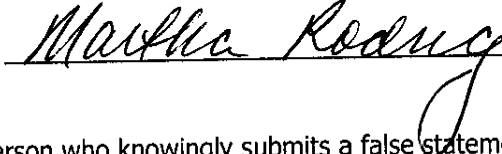


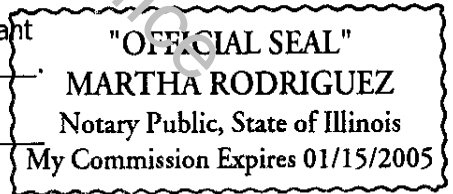
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-9-04

Signature   
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 10 day of MARCH, 2004

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)