

DEED IN TRUST

UNOFFICIAL COPY

Mail to:

Azita M. Mojarad
70 W. Madison St.
Suite 3700
Chicago, IL 60602

Mail subsequent tax
bills to:

MAHIN SHOKOOH
4101 W. Chase Ave.
Lincolnwood, IL 60712



Doc#: 0615632098 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2006 03:19 PM Pg: 1 of 4

THE GRANTOR, Mahindokt Shokooh a/k/a Mahin Shokooh, divorced woman, of Lincolnwood, Illinois, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and quitclaims to Mahindokt Shokooh a/k/a Mahin Shokooh, as Trustee of the Mahindokt Shokooh a/k/a Mahin Shokooh Trust created on MAY 22, 2006 and all and every successor Trustee or Trustees, all interest in the following describe Real Estate, to-wit:

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

situated in the County of Cook, in the State of Illinois, to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

Property not subject to Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number: 10-27-429-015-0000

Address of Real Estate: 4101 W. Chase Ave., Lincolnwood, IL 60712

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Mahindokt Shokooh a/k/a Mahin Shokooh

Dated: JUNE 3, 2006

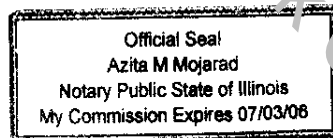
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, AZITA M. MOJARAD, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Mahindokt Shokooh a/k/a Mahin Shokooh, in her own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 3 day of JUNE, 2006.



Azita M. Mojarad
Notary Public

This instrument was prepared by: Azita M. Mojarad, Attorney At Law,
70 W. Madison St., suite 3700, Chicago, IL 60602

UNOFFICIAL COPY

Legal Description

LOT 1 IN BLOCK 3 IN ENGEL'S KENILWORTH AVENUE HIGHLANS, A SUBDIVISION
OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SOUTH EAST 1/4 OF SECTION
27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.
PIN: 10-27-429-015-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 June 3, 2006

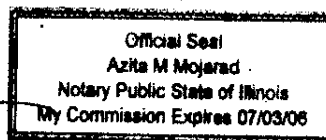
Signature: *M. H. Shi*

Grantor or Agent

Subscribed and sworn to before me
by the said Grantor

this 3 day of June, 2006

Notary Public *Azita M. Mojarad*



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 June 3, 2006

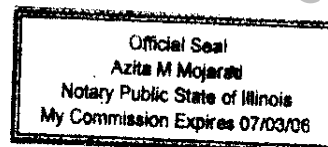
Signature: *M. H. Shi*

Grantee or Agent

Subscribed and sworn to before me
by the said Grantee

this 3 day of June, 2006

Notary Public *Azita M. Mojarad*



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.

(Attached 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.)

Revised 10/02-cp