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LEGAL FORMS

No. 1990-REC  
April 2000



Doc#: 0714118044 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 12:22 PM Pg: 1 of 4

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, NEIM MEHMETI and  
BITIE MEHMETI,  
of the County of Cook and State of Illinois

Above Space for Recorder's use only

\_\_\_\_\_ DOLLARS, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and

(WARRANT ~~XXXXXXXX~~)\* unto the BITIE MEHMETI LIVING TRUST  
DATED MARCH 20, 2007, 5243 Keeney Street, Morton Grove, Illinois 60053,

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
and known as Trust Number \_\_\_\_\_ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto  
all and every successor or successors in trust under said trust agreement, the following described real estate in the County  
of Cook and State of Illinois, to wit:

(See legal description attached.)

Permanent Real Estate Index Number(s): 13-33-101-010-0000

Address(es) of real estate: 5333 West Fullerton, Chicago, Illinois 60632

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 set forth.

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, street, 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, not exceeding in the case of any single demise the term of 99 years, 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; 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.

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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 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 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, hers, 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, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor/s \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor/s \_\_\_\_\_ aforesaid have \_\_\_\_\_ hereunto set \_\_\_\_\_ their hands \_\_\_\_\_ and seals

this 16 day of \_\_\_\_\_ May \_\_\_\_\_, 2007

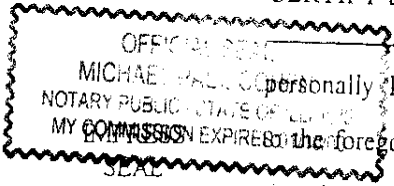
Neim Mehmeti (SEAL)  
NEIM MEHMETI

Bitie Mehmeti (SEAL)  
BITIE MEHMETI

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

NEIM MEHMETI and BITIE MEHMETI,



personally known to me to be the same persons whose name s are \_\_\_\_\_ subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that they

signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of \_\_\_\_\_ May \_\_\_\_\_, 2007

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

NOTARY PUBLIC

This instrument was prepared by MICHAEL P. COHEN, 435 West Erie St., #802, Chicago, IL 60610  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Neim Mehmeti  
(Name)

5848 Keeley  
(Address)

Worton, Grove, IL  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

MAIL TO

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## TRUSTEE'S DEED JOINT TENANCY

After Recording Mail to:

*Michael P. Cohen*  
*133 W. Lake Street*  
*Chicago, IL 60602*

Doc#: 0711539108 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2007 11:09 AM Pg: 1 of 3

Name and Address of Taxpayer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INDENTURE, made this March 28, 2007 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated January 2, 2002, and known as Trust Number 11-5814, Party of the First Part, and, Neim Mehmeti and Bitie Mehmeti, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

Lot 1 (except the north 27 feet thereof) in block 2 in Dickey and Baker's subdivision of that part of the west 1/2 of the east 1/2 of the northwest 1/4 of section 33, township 40 north, range 13, east of the Third principle meridian, lying north of the center line of Grand Avenue in Cook County, Illinois.

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

Property Address 5333 W. Fullerton, Chicago, IL 60639  
PIN # 13-33-101-010-0000

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to; the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; buildings, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

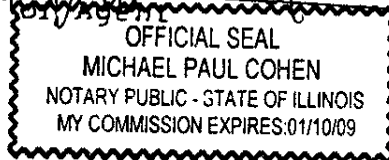
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## STATEMENT BY GRANTOR AND GRANTEE

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 MAY 18, 2007 Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent



Subscribed and sworn to before me by the said Michael Paul Cohen this 18 day of May, 2007  
Notary Public [Signature]

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 MAY 18, 2007 Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent



Subscribed and sworn to before me by the said Michael Paul Cohen this 18 day of May, 2007  
Notary Public [Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)