



Doc#: 0716255047 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2007 11:52 AM Pg: 1 of 5

## QUIT CLAIM DEED

THE GRANTORS, SEROPE KALPAKJIAN and MARGARET J. KALPAKJIAN, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim an undivided one-half (1/2) interest to SEROPE KALPAKJIAN and MARGARET J. KALPAKJIAN, or their successor(s) in trust, as Trustees of the SEROPE KALPAKJIAN TRUST, established on the 8<sup>th</sup> day of September, 1982, and an undivided one-half (1/2) interest to MARGARET J. KALPAKJIAN and SEROPE KALPAKJIAN, or their successor(s) in trust, as Trustees of the MARGARET J. KALPAKJIAN REVOCABLE TRUST, established on the 12<sup>th</sup> day of August, 1993, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL I:

Unit 305 in the Central Park Condominiums, as delineated on a survey of the following described real estate: Lots 63 to 70, both inclusive, in Westerlawn, a Subdivision of Lots 9, 10, 11 and 12 in the County Clerk's Division in the Southeast Fractional ¼ of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded December 17, 1915 as Document 5772065, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 26, 2000 as Document Number 00385437, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

### PARCEL II:

The exclusive right to the use of Parking Space 28 and Storage Space 28, a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration, as amended from time to time.

CITY OF EVANSTON  
EXEMPTION

CITY CLERK

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

  
Signature

4-23-07  
Date

# UNOFFICIAL COPY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Grantees: 2951 Central Street, #305, Evanston, Illinois 60201-1295

Permanent Real Estate Index Number: 05-33-427-030-1017

Address of Real Estate: 2951 Central Street, #305, Evanston, Illinois 60201-1295

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, 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, 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.

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

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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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

Dated this 16 day of April, 2007.

 (SEAL)  
SEROPE KALPAKJIAN

 (SEAL)  
MARGARET J. KALPAKJIAN

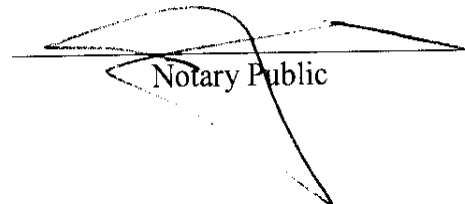
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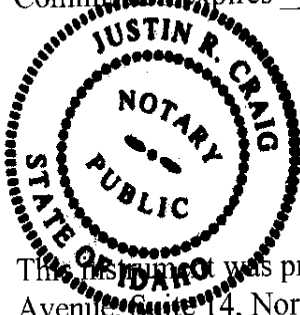
State of <sup>IL</sup>Illinois )  
County of <sup>ADD</sup> )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SEROPE KALPAKJIAN and MARGARET J. KALPAKJIAN, husband and wife, personally known to me to be the same persons whose names 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<sup>th</sup> day of April, 2009

Commission expires 3/22/2012

  
Notary Public



This instrument was prepared by Sharon F. Banks, Attorney and Counselor, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062.

Mail to: Ms. Sharon F. Banks  
Attorney and Counselor  
3710 Commercial Avenue, #14  
Northbrook, Illinois 60062

Send Tax Bills to:  
Mr. and Mrs. Serope Kalpakjian  
2951 Central Street, #305  
Evanston, Illinois 60201-1295

Property of Cook County Clerk's Office

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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 April 23, 2007

Signature *Sharon F. Banks*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 23rd DAY OF April 2007.

NOTARY PUBLIC *Deborah G. Karol*



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.

Date April 23, 2007

Signature *Sharon F. Banks*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 23rd DAY OF April 2007.

NOTARY PUBLIC *Deborah G. Karol*

Return to: Sharon F. Banks, Attorney  
3710 Commercial Ave.  
Suite 14  
Northbrook, IL 60062



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 Tax Act.]