

# UNOFFICIAL COPY

## QUIT-CLAIM DEED IN TRUST



Doc#: 0808134061 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2008 01:19 PM Pg: 1 of 4

The Grantor, **JOHN C. SOBOLSKI and ZAHRA KHOJASTEH-SOBOLSKI,**  
**Husband and wife,** of the City of Chicago, County of Cook and State

of Illinois for and in consideration of TEN and no/100's (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **ZAHRA KHOJASTEH-SOBOLSKI or her successor(s) in trust, AS TRUSTEE OF THE ZAHRA KHOJASTEH-SOBOLSKI DECLARATION OF TRUST DATED NOVEMBER 29, 2003,** the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN #14-33-305-049

ADDRESS OF PROPERTY: 500 W. Wisconsin Avenue, Chicago, IL 60610

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

Dated this 1 day of March, 2008.

X John C. Sobolski  
JOHN C. SOBOLSKI

X Z. Khojasteh-Sobolski  
ZAHRA KHOJASTEH-SOBOLSKI

State of Illinois, County of Lake, SS, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOHN C. SOBOLSKI and ZAHRA KHOJASTEH-SOBOLSKI, Husband and Wife,** personally known to me to be the same person whose name is 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 notarial seal this 1 day of March, 2008.



TERRI A. KNUTH  
Notary Public

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## LEGAL DESCRIPTION

The East 25 feet 5 inches of Lots 20, 21 and 24 in Hurlburt's Subdivision of the South East 1/4 of Block 41 in Canal Trustees' Subdivision of the North 1/2 of the North 1/2 of the South East 1/4 and the East 1/2 of the South West 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**\*\*SEE ATTACHED TRUST LANGUAGE\*\***

SUBJECT TO: GENERAL TAXES FOR 2007 AND SUBSEQUENT YEARS; EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

This Instrument was prepared by: Thomas F. Meyer, Esq.  
33 N. Waukegan Road, #105  
Lake Bluff, IL 60044

Send Subsequent Tax Bills to: Zahra Khojasteh-Sobolski  
500 W. Wisconsin Avenue  
Chicago, IL 60610

MAIL TO: Zahra Khojasteh-Sobolski  
500 W. Wisconsin Avenue  
Chicago, IL 60610

I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

Dated: This 1<sup>st</sup> day of March, 2008.

X Zahra Khojasteh-Sobolski

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TO HAVE AND TO HOLD the said premises together with all 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 of 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 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 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 198 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 part 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 said 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 or their predecessor in trust.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

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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 03/01/2008

Signature: X E. Meyer - Sobolski  
Grantor or Agent

Subscribed and sworn to before me by the said Zahra Khojasteh-Sobolski this 1 day of March, 2008.

Terrri A. Knuth  
Notary Public



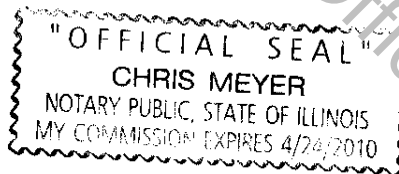
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 3/1/08

Signature: Thomas Meyer  
Grantee or Agent

Subscribed and sworn to before me by the said Thomas Meyer this 1 day of March, 2008.

Chris Meyer  
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Account)