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Doc#: 0822726012 Fee: ~~100.00~~ <sup>468.00</sup>  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2008 07:58 AM Pg: 1 of 5

**DEED IN TRUST  
(ILLINOIS)**

\* See 2nd Page

FIRST AMERICAN TITLE  
ORDER NUMBER 1836068

Above space for Recorder's Office Only

3084

**GRANTORS**, Mohammad Sheikholeslami and Roshanak Amirghassemi a/k/a Roshanak Amir Ghassemi, as husband and wife, 74 1/2 Gaviota, Pismo Beach, California 93449 and Amir Sheikholeslami and Mira Sheikholeslami, as husband and wife, 16777 Santanella Street, San Diego, California 92127, joint tenants, for and in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** to **GRANTEE**, Jack K. Barshinger, as Trustee of the Jack K. Barshinger Declaration of Trust, Trust Number 101, dated June 22, 2001, and unto all and every successor or successors in trust thereunder, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

✓ LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

✓ **PERMANENT REAL ESTATE INDEX NUMBER:** 02-16-215-025-0000  
**ADDRESS OF REAL ESTATE:** 407 North Lake Shore Drive, Palatine, Illinois 60067

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**SUBJECT TO:** Second installment general real estate taxes for 2007 and subsequent years and other easements and covenants of record.

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.


2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

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Property of Cook County

**STATE OF ILLINOIS**  
 AUG. -6.08  
 STATE TAX   
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

**REAL ESTATE TRANSFER TAX**  
 # 000035030  
 00186.00  
 FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX   
 AUG. -6.08  
 REVENUE STAMP

**REAL ESTATE TRANSFER TAX**  
 # 000035030  
 00093.00  
 FP 103028

Office

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 15<sup>th</sup> day of July, 2008.

PLEASE PRINT OR TYPE NAMES BELOW	<u>M. B. Sheikholeslami</u> (SEAL) Mohammed Sheikholeslami	<u>R. Amirghassemi</u> (SEAL) Roshanak Amirghassemi a/k/a Roshanak Amir Ghassemi
SIGNATURE(S)	<u>Amir Sheikholeslami, by Eric J. Miller,</u> (SEAL) as his attorney-in-fact under P.O.A. dated July <u>9</u> , 2008	<u>Mira Sheikholeslami, by Eric J. Miller,</u> (SEAL) as her attorney-in-fact under P.O.A. dated July <u>9</u> , 2008

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Mohammad Sheikholeslami, Roshanak Amirghassemi and Eric J. Miller, personally known to me to be the same person(s) whose name(s) 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 15<sup>th</sup> day of July, 2008.

Commission expires: 6.11.2011  
Cynthia L. Chaille  
Notary Public



This instrument was prepared by: Eric J. Miller, Farwell, Farwell & Associates, P.C., 2340 S. Arlington Heights Road, #202, Arlington Heights, Illinois 60005

MAIL TO:  
Jack J. Barshinger  
2229 Hill Lane  
Batavia, Illinois 60510

SEND SUBSEQUENT TAX BILLS TO:  
GRANTEE ADDRESS  
Jack J. Barshinger  
2229 Hill Lane  
Batavia, Illinois 60510

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## PARCEL 1:

THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING ABOVE THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 22, A DISTANCE OF 26.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 48.80 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 22, THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 14.89 FEET TO THE POINT OF BEGINNING.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 87292350, AND IN THE AMENDMENT AND RESTATEMENT OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 0506949248, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1977 AND KNOWN AS TRUST NUMBER 41512 TO PHILIP AND EVELYN STERNFELD, RECORDED AS DOCUMENT 88530898 FOR WALKS, DRIVEWAYS, INGRESS AND EGRESS, PARKING AND RECREATIONAL FACILITIES, OVER SUCH PORTIONS OF THE FOLLOWING PROPERTY AS FALL IN COMMON AREAS, AS COMMON AREAS ARE DEFINED IN SAID

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**DECLARATION OF EASEMENT:**

**LOTS 1 AND 2, THE SOUTH 60 FEET OF LOT 3 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), AND ALL OF LOT 4 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND ALSO THAT PART OF LOT 8 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS.**

407 North Lakeshore Drive  
Palatine, IL 60067

Property of Cook County Clerk's Office