

UNOFFICIAL COPY**WARRANTY DEED
IN TRUST**

THIS INDENTURE WITNESSETH, That the Grantor(s), Siraj Elahi, a married man, of the County of COOK and State of ILLINOIS, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 6th day of May, 2008 and known as Trust Number 8002350823, the following described real estate in the County COOK and State of Illinois, to-wit:

Legal: (See Attached)

PROPERTY ADDRESS: 7304 N. Kostner, Lincolnwood, IL 60712

PERMANENT TAX NUMBER: 10-27-323-023.0000

This is not homestead property as to Deeba Elahi, spouse of Siraj Elahi.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 *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 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,

Warranty Deed in Trust (1/96)

F. 91



Doc#: 0825618006 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 10:15 AM Pg: 1 of 5

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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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 has/ve hereunto set their hand(s) and seal(s) this 21st day of May, 2008.

X _____
(Seal) Siraj Elahi

THIS INSTRUMENT WAS PREPARED BY: The Law Offices of Mari-Kathleen S. Zaraza, 500 Davis Street, Suite 512, Evanston, IL 60201

State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Siraj Elahi, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 21st day of May, 2008.

Mari-Kathleen Sarno Zaraza
NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub Paragraph E, and Cook County Ord 93-0-27 Paragraph E. Date: 5/21/08 Signature: _____

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET MIL04LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

SEND FUTURE TAX BILLS TO: Siraj Elahi
1302 N Karlov, Lincolnwood IL 60712

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 11 IN RICHARD A. COWEN'S HOLLYWOOD BUILDERS LINCOLNWOOD HOMES SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON OCTOBER 23, 1953, AS DOCUMENT NUMBER 1490092.

Permanent Index #'s: 10-27-323-023-0000 Vol. 0124

Property Address: 7304 North Kostner Avenue, Lincolnwood, Illinois 60712

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

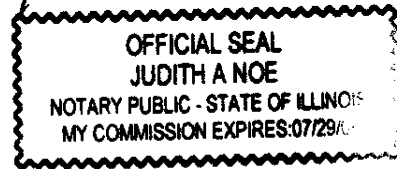
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 7-10-, 2008.

Signature: *Mari-Kathleen S. Zaraza*
Mari-Kathleen S. Zaraza, Agent

Subscribed and sworn to before me by the said Mari-Kathleen S. Zaraza this 10 day of July, 2008.

Notary Public: *Judith A. Noe* (SEAL)



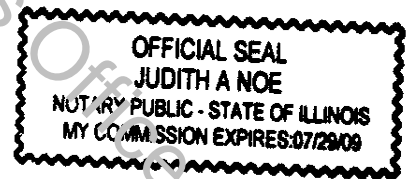
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 7-10, 2008.

Signature: *Mari-Kathleen S. Zaraza*
Mari-Kathleen S. Zaraza, Agent

Subscribed and sworn to before me by the said Mari-Kathleen S. Zaraza this 10 day of July, 2008

Notary Public: *Judith A. Noe* (SEAL)



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.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Sira Flahi

Mailing Address: 7304 Kostner
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 7304 Kostner
Lincolnwood, Illinois 60712

Property Index Number (PIN): 10-27-323-023-0000

Water Account Number: 102336-000

Date of Issuance: 06/27/08

State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 06/27/08, by Anna M. Landers.

By: Karen Orlich
Karen Orlich
Finance Coordinator

Anna M. Landers
(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.