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This instrument was prepared by:

Kenneth S. Freedman
Attorney at Law
40 Skokie Boulevard, Suite 630
Northbrook, Illinois 60062,

and after recording should be
mailed to:

Carl Neumann
Holland & Knight
131 South Dearborn Street, 30th Fl.
Chicago, Illinois 60603



Doc#: 1111604057 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2011 09:47 AM Pg: 1 of 4

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

CT WKF 134063J

JK 201109542
10f1

WARRANTY DEED IN TRUST

The Grantors, **AMIR SEPAHDARI** and **NATALIE SEPAHDARI**, husband and wife, of 1895 Admiral Court, Glenview, Illinois 60026, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, convey and warrant to **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois whose address is 171 N. Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the 28th day of March, 2011, and known as Trust Number 8002356840, the following described real estate situated in Cook County, Illinois:

UNIT 77 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWER CROSSING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 28, 2003 AS DOCUMENT NUMBER 0030130149 AND AS AMENDED FROM TIME TO TIME, IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-27-103-050-1135

Property Address: 1895 Admiral Court, Glenview, Illinois 60026

THIS WARRANTY DEED IS SUBJECT TO: general real estate taxes not due and payable at the date hereof, covenants, conditions, and restrictions of record and building lines and easements, if any; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

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 real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee; to donate, to

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STATE OF ILLINOIS

APR. 20. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007876

REAL ESTATE TRANSFER TAX
00660.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 20. 11

REVENUE STAMP

0000007895

REAL ESTATE TRANSFER TAX
00330.00
FP 103034

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dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof; to lease said real estate, 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 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 real estate, 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 real estate or any part thereof; and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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, if any, 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.

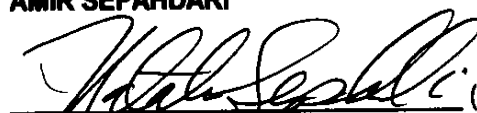
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantors 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 grantors aforesaid have hereunto set their hand and seal on April 7, 2011.



AMIR SEPAHDARI (SEAL)



NATALIE SEPAHDARI (SEAL)

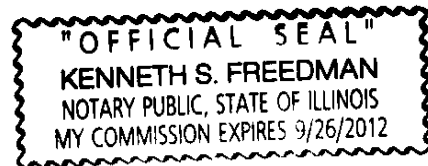
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STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, Kenneth S. Freedman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **AMIR SEPAHDARI** and **NATALIE SEPAHDARI**, husband and wife, who are 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, on April 7, 2011.


 NOTARY PUBLIC



Mail tax bills to: 1895 Admiral Court
Glenview, Illinois 60026

Property of Cook County Clerk's Office