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Deed In Trust - Warranty Deed

PREPARED BY:
Sam Zegar, Atty.
8938 S. Ridgeland Ave.
Suite 103
Oak Lawn, Illinois 60453

Mail To:
STANDARD BANK AND TRUST CO.
7800 W. 95TH STREET
HICKORY HILLS ILLINOIS
60457



Doc#: 1208746012 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2012 11:33 AM Pg: 1 of 4

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantors, GHASSAN ABDALLAH AND SUHA ABDALLAH, HUSBAND AND WIFE Of the County of COOK and State of ILLINOIS for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 15TH day of FEBRUARY, 2012, and known as Trust Number 21201 the following described real estate in the County of COOK and State of ILLINOIS, to wit:

UNIT 614, P-442 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-245, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN TE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFOR THERE WAS NO RIGHT OF FIRST REFUSAL.

PERMANENT INDEX NUMBER: 14-05-204-028-1034, AND 14-05-204-028-1408

PROPERTY ADDRESS: 1134 W. GRANVILLE, UNIT 614, CHICAGO, ILLINOIS 60660

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

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Exempt under Real Estate Transfer Tax Act Sec. 4
& Cook County Ord. 93104 Par.

Date 3-22-12

Sign.

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 re-subdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said property, or any part thereof, or other real estate or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor 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 grantor aforesaid has/have hereunto set his/her hand and seal this ___ day of 2-15-2012, 2012

Signature:
Name: GHASSAN ABDALLAH

Signature:
Name: SUHA ABDALLAH

Signature: _____
Name: _____

Signature: _____
Name: _____

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that GHASSAN ABDALLAH AND SUHA ABDALLAH personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she 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.

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Given under my hand and Notarial seal this 15th day of February 2012

NOTARY PUBLIC: Michele Davies



SEND TAX BILL TO: GHASSAN ABDALLAH AND SUHA ABDALLAH

Property Address; 10854 GLEN LAKE DR., ORLAND PARK, ILLINOIS 60467

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/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 2-15, 2012 [Signature]
Signature Ghassan Abdallah

Subscribed to and sworn before me this 15th day of February, 2012
[Signature]
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 hold title to real estate under the laws of the State of Illinois.

Dated: 2-15, 2012 [Signature]
Signature Suha Abdallah

Subscribed to and sworn before me this 15th day of February, 2012
[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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 ADD TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)