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Doc#: 1311622045 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2013 10:26 AM Pg: 1 of 5

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QUITCLAIM DEED INTO TRUST

THIS INDENTURE WITNESSETH, THE GRANTORS,

OMID GHALAMBOR and CLAUDIE A. GHALAMBOR, husband and wife,

of 18221 Wild Oaks Dr., Effingham, in the County of Effingham and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUITCLAIM to

CLAUDIE A. GHALAMBOR, as Trustee under the CLAUDIE A. GHALAMBOR TRUST dated the 1st day of December, 2011:

of 18221 Wild Oaks Dr., Effingham, in the County of Effingham and State of Illinois, all interest in the following described Real Estate, to-wit:

Parcel 1: Unit 1 and Unit G in the 510 West Oakdale Condominium, as delineated on a Plat of Survey of the following described tract of land: The East 10 feet of Lot 22 and the West 20 feet of Lot 23 in Homewood being a Subdivision of the South 5 chains of the North 25 chains of West 10 chains of the East Half of the Northwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded October 8, 2004 as Document 0428244005, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of parking space P2 and Storage Space S1, limited common elements, as defined and set forth in the said Declaration of Condominium recorded October 8, 2004 as Document 0428244005, as amended.

PIN: 14-28-112-036-1001; 14-28-112-036-1004

SUBJECT TO:

Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet

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completed; unconfirmed special governmental taxes or assessments; general real estate taxes for 2011 and subsequent years; Declaration of Condominium and any amendments thereto; the Illinois Condominium Property Act and assessments due after the date of closing.

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.

Grantors herein intend to convey all interest in said real estate including after acquired interests; subject to the following:

The Grantors hereby certify that under the terms of the above mentioned trust, they have retained and are entitled to the use and occupancy of all property transferred to the trust, including any homestead property, for which the Grantors shall have the benefit of any and all exemptions permitted at law; further provided that all homestead interests of Grantors in the abovesaid real estate shall be held as tenants by the entirety.

Full power and authority is hereby granted to said trustees 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 trustees, 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 time 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 in all other ways and for such 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 trustees 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 trustees, 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 trustees, 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 trustees 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,

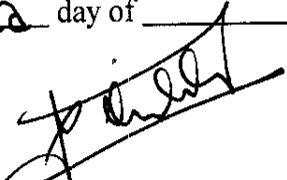
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conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were duly authorized and empowered to execute and deliver every such 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.

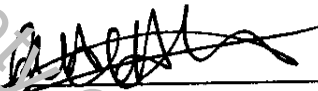
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 2nd day of May, 2012



OMID GHALAMBOR

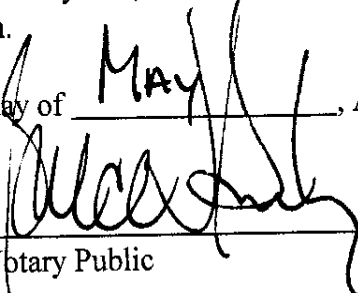


CLAUDIE A. GHALAMBOR

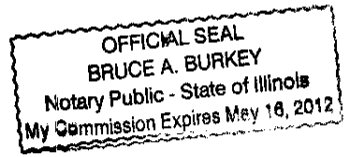
STATE OF ILLINOIS)
 : SS.
EFFINGHAM COUNTY)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that OMID GHALAMBOR and CLAUDIE A. GHALAMBOR, husband and wife, 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 acts, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of May, A.D. 2012.



Notary Public

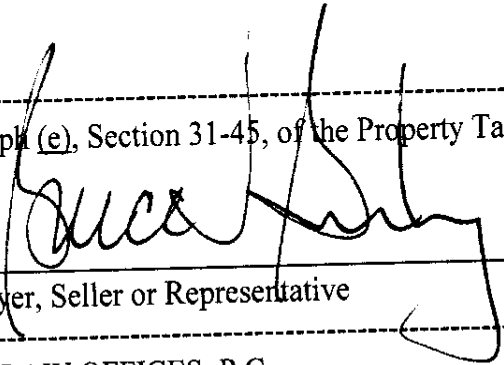


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Send Tax Bills to: Claudie A. Ghalambor, Trustee
18221 Wild Oaks Dr.
Effingham, IL 62401

This deed is exempt under provisions of Paragraph (e), Section 31-45, of the Property Tax Code.

Date: 5/2/12


Buyer, Seller or Representative

This instrument prepared by:
al

TAYLOR LAW OFFICES, P.C.
122 East Washington Ave., P.O. Box 668
Effingham, IL 62401

Property of Cook County Clerk's Office

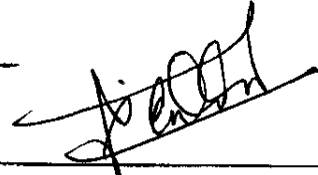
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STATEMENT BY GRANTOR AND GRANTEE

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 07/31, 2012

Signature: _____



Grantor or Agent
OMID GHALAMBOR

Subscribed and sworn to before me,
By the said Grantor
This 31st day of July, 2012
Notary Public Bruce A. Burkey



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.

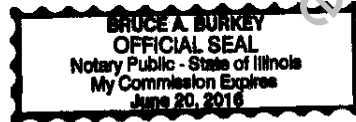
Date 07/31, 2012

Signature: _____



Grantee or Agent
CLAUDIE A. GHALAMBOR

Subscribed and sworn to before me
By the said Grantor
This 31st day of July, 2012
Notary Public Bruce A. Burkey



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)