

WARRANTY DEED IN TRUST

THE GRANTOR

Anne S. Bishop, a single woman, of 1937 West Bloomingdale, Chicago, Illinois,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Kelly Jameson Salehi, not individually but as Trustee of the Trust Agreement of Kelly A. Jameson dated May 23, 2012 and Peyman Salehi, not individually but as Trustee of the Trust Agreement of Peyman Salehi dated May 23, 2012 (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, as amended from time to time, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 1335316041 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/19/2013 11:52 AM Pg: 1 of 3

This space for recorder's use only

See Legal Description Attached

Permanent Index Number: 14-31-416-043-0000
Address of Real Estate: 1937 West Bloomingdale Avenue, Chicago, Illinois 60622

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 premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 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, 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

Near North National Title
222 N. LaSalle
Chicago, IL 60601

1072

AP

AP/30/486

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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.

And the said Grantor hereby expressly waives and releases any and all rights or benefits 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 has executed this instrument this 18 day of December 2013.

REAL ESTATE TRANSFER 12/19/2013



CHICAGO \$7,350.00
CTA \$2,940.00
TOTAL: \$10,290.00

Anne S. Bishop

14-31-416-048-0000 | 20131101606952 | DZAJUR

LEGAL DESCRIPTION

SEE EXHIBIT A ATTACHED

REAL ESTATE TRANSFER 12/19/2013
COOK \$490.00
ILLINOIS \$980.00
TOTAL: \$1,470.00

State of Illinois, County of Cook ss.

14-31-416-048-0000 | 20131101606952 | BDWYZV

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne S. Bishop is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of December, 2013.



[Signature]
NOTARY PUBLIC
My Commission Expires: _____

This instrument was prepared by Eileen C. Lally, 1140 North Milwaukee Avenue, Suite 1, Chicago, Illinois 60642

MAIL TO:

RYAN LAW GROUP, LLC
1121 W. WASHINGTON
CHICAGO, IL 60604

SEND SUBSEQUENT TAX BILLS TO

Kelly A. Jameson and Peyman Salehi
1937 West Bloomingdale Avenue
Chicago, Illinois 60622

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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 19.98 FEET OF LOT 12 AND THE EAST 6.02 FEET OF LOT 13 IN BLOCK 37 IN E.R. SMITH'S SUBDIVISION OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantees; and general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number: 14-31-416-048-0000

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