

# UNOFFICIAL COPY



Doc#: 1403039030 Fee: \$42.00  
RHSP Fee: \$9.00 RFRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2014 10:09 AM Pg: 1 of 3

## DEED IN TRUST

This deed is made this 14 day of October, 2013, between **MOHAMMAD A. AFSHAR** and **MEHRNOOSH S. DAEENEJAD**, as GRANTORS, for and in consideration of the sum of Ten Dollars, the said Grantors do hereby Convey and Quit Claim unto **BEROOZ AFSHAR** and **MEHRNOOSH DAEENEJAD-AFSHAR**, as Co-Trustees under the provisions of a Trust Agreement dated October 14, 2013, and known as **AFSHAR FAMILY REVOCABLE TRUST NO. 2013**, the following described real estate:

**Lot 5131 in Weathersfield Unit Five, being a Subdivision in Section 28 and 29, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.**

Commonly known as: **615 Hingham Lane, Schaumburg, IL 60193**  
Property code: **07-28-117-039**

In the event of the death, resignation, refusal or inability of either grantee to act as Trustee, then the other shall act alone. In the event of the death, resignation or inability of both grantees to act as trustee, then the following named individuals or institution shall be successor trustees in the order named: **BRIAN BOBAC AFSHAR**.

The grantees, as co-trustees, shall have such authority, rights, powers and obligations related to this real estate as is provided by the laws of the State of Illinois and as stated in the trust agreement.

Any person dealing with the Co-Trustees or dealing with any grantee or successor trustee with reference to said real estate shall not be obliged to see to the application of the purchase, mortgage or rent money, or to see that the terms of this trust have been complied with or obliged to inquire into any of the terms of said Trust Agreement. The execution of any deeds, mortgages, trust deeds, leases or other instruments by the Co-Trustees or successor trustee, shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that the Co-Trustees, were duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property. No beneficiary hereunder shall have any

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
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title or interest, legal or equitable in and to said real estate as such, but only an interest in the earnings and proceeds thereof.

The grantors waive and release any and all right and 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.

The Grantors have signed this deed on the date stated above.

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt pursuant to Section 31-45 E of the Real Estate Transfer Tax Law.	
19/14/13	M. Afshar
Date	Buyer, Seller or Representative

*M. A. Afshar*  
**MOHAMMAD A. AFSHAR**

*Mehrnoosh S. Daeenejad*  
**MEHRNOOSH S. DAEENEJAD**

STATE OF ILLINOIS     )  
   )ss  
 WINNEBAGO COUNTY    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MOHAMMAD A. AFSHAR and MEHRNOOSH S. DAEENEJAD who is/arere1 personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 14 day of Oct, 2013.

*Timothy K. Whitham*  
 Notary Public

**OFFICIAL SEAL**  
**TIMOTHY K. WHITHAM**  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 3-29-2017

Drafted by: Timothy K. Whitham, 4023 Charles Street, Rockford, Illinois 61108  
Return to: Berooz Afshar and Mehrnoosh Daeenejad-Afshar, as Co-Trustees, 137 S. Forest Avenue, Palatine, IL 60074

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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 Oct 29, 2013

Signature: Timothy K. Whitham  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent, Timothy K. Whitham  
this 29<sup>th</sup> day of October, 2013  
Notary Public: Maureen Trommels



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 Oct 29, 2013

Signature: Timothy K. Whitham  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent, Timothy K. Whitham  
this 29<sup>th</sup> day of October, 2013  
Notary Public: Maureen Trommels



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.

(Attached 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.)