UNOFFICIAL CC

TRUSTEE'S DEED

THIS DEED, made this 31st day of December, 2013, between

BABAK KHAVIDI, SUCCESSOR TRUSTEE OF THE TRUST DATED MAY 17, 1989, KNOWN AS THE SHAHNAZ NOORI KHAVIDI TRUST.

party of the first part, and

7011 BECKWITH, LLC,

party of the second part.



Doc#: 1416850039 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/17/2014 02:24 PM Pg: 1 of 3

WITNESSETH, That said party of the first part, in consideration of the sum of TEN DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the foliowing described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

P.I.N.: 10-18-105-030-0000

PROPERTY ADDRESS: 7011 Beckwith P.oaa Morton Grove, IL 60053

together with the tenements and appurtenences thereunto belonging.

TO HAVE AND TO HOLD the same unit said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to vested in said trustee by the terms of said deed or deeds in 'rus' delivered to said trustee in pursuance of the trust

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

3/25/14 BABAK KHAVIDI, SUCCESSOR TRUSTEE OF THE TRUST DATED MAY 17, 1989, WOWN AS THE SHAHNAZ NOORI KHAVIDI TRUST

State of Illinois)) SS.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that BABAK KHAVIDI, SUCCESSOR TRUSTEE OF THE TRUST DATED MAY 17, 1989, KNOWN AS THE SHAHNAZ NOORI KHAVIDI TRUST, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my had and Notarial Seal this 31st day of December 2014,

This instrument was prepared by: Teresa Hoffman Liston, 5901 Dempster, Ste. 200, Morton Grove, Illinois 60053 SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Babak Khavidi

Teresa Hoffman Liston

480 Hibiscus St, Apt. PH41

West Palm Beach, FL 33401

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT CHAPTER 120 IL REV STAT SEC. 1004 (E)

1416850039 Page: 2 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION
OF 7011 BECKWITH ROAD, MORTON GROVE, IL 60053

LOT 35 IN NINTH ADDITION TO MILLS PARK ESTATES, BEING MILLS & SONS SUBDIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1954, AS DOCUMENT NUMBER 15998101 AMENDED BY A CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 16137627, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO 08478

ADDRESS ON ONE OF DIFFERENT FROM DEED)

BY

BY

1416850039 Page: 3 of 3

UNOFFICIAL

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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: December 31, 2013

Signature:

Subscribed and Sworn to before me this 21st day of December, 2013.

25 th day of March 2014

Notary Public

The grantee or her 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 so business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 31, 2013

Signature:

Grantee or Agent

Subscribed and Sworn to before

me this 21st day of December, 2013. 25th day of black 2014

Notary Public

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.)