

# UNOFFICIAL COPY



## Warranty Deed in Trust

THE GRANTOR, Armenag J. Guediguian, a single man, never married, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in

Doc#: 1511045083 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/20/2015 02:57 PM Pg: 1 of 5

hand paid, Conveys and Warrants to Armenag J. Guediguian, not personally, but solely as Trustee under the provisions of the Declaration of Trust dated April 11, 2015, known as the Armenag J. Guediguian Trust, and to all and every successor or successors in trust under said Declaration of Trust; in and to the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 04-35-408-078-0000  
04-35-408-086-0000

County-Illinois Transfer Stamps  
Exempt Under Provisions of Paragraph e  
Section 4, Real Estate Transfer Act.

Armenag J. Guediguian, attorney

Commonly Known As: 602 Carriage Hill Drive, Glenview, Illinois 60025

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authority vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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; to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 any

S  
P  
S  
S  
SC  
INT  
Y  
N  
D  
GB

# UNOFFICIAL COPY

easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor hereby expressly waives and releases 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 homestead from sale on execution or otherwise.

# UNOFFICIAL COPY

The grantor has signed this deed on the 11 day of April, 2015.

*Armenag J. Guediguian*  
Armenag J. Guediguian

STATE OF ILLINOIS        )  
  )  
COUNTY OF C O O K     ) SS.

I am a Notary Public for the County and State above. I certify that **Armenag J. Guediguian** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, on this 11<sup>th</sup> day of April, 2015.



*Forest J. Miles*  
NOTARY PUBLIC

Name and address of grantees and send future tax bills to:

Armenag J. Guediguian  
602 Carriage Hill Drive  
Glenview, Illinois 60025

This deed was prepared by and should be returned to:

Forest J. Miles  
Attorney at Law  
McCarthy Duffy LLP  
180 N. LaSalle Street  
Suite 2300  
Chicago, Illinois 60601

**UNOFFICIAL COPY**  
**LEGAL DESCRIPTION FOR**  
**602 CARRIAGE HILL DRIVE, GLENVIEW, ILLINOIS 60025**

PARCEL 1:

THAT PART OF LOT 26 IN IRVIN A. BLIETZ GLENVIEW DEVELOPMENT SUBDIVISION IN SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR1899559 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 17729757 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 26; THENCE ALONG THE WEST LINE OF SAID LOT 26, NORTH 01 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 101.32 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 22.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 50.25 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 58 SECONDS WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 50.25 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 58 SECONDS EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF LOT 26 IN IRVIN A. BLIETZ GLENVIEW DEVELOPMENT SUBDIVISION IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR 1899559 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 17729757, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 26; THENCE ALONG THE EAST LINE OF SAID LOT 26, NORTH 16 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 25.82 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 42.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 16 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 23.80 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 10.36 FEET; THENCE SOUTH 16 DEGREES 49 MINUTES EAST A DISTANCE OF 31.27 FEET TO THE POINT OF BEGINNING.

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AS SHOWN ON THE PLATS OF SUBDIVISION OF IRVIN A. BLIETZ GLENVIEW DEVELOPMENT, REGISTERED AS DOCUMENT LR 1899559 AND RECORDED AS DOCUMENT 17729757, IRVIN A. BLIETZ GLENVIEW DEVELOPMENT RESUBDIVISION REGISTERED AS DOCUMENT LR 1940148 AND RECORDED AS DOCUMENT 17952402 AND IRVIN A. BLIETZ GLENVIEW DEVELOPMENT RESUBDIVISION NO. 2 REGISTERED AS DOCUMENT LR 1957828.

PIN: 04-35-408-078-0000

04-35-408-086-0000

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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 a 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: April 20, 2015

Signature: *Arnesto Mules*  
Grantor

Subscribed and sworn to before me  
this 20<sup>th</sup> day of April, 2015.

*Patricia A. Sproveri*  
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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 20, 2015

Signature: *Arnesto Mules*  
Grantee

Subscribed and sworn to before me  
this 20<sup>th</sup> day of April, 2015.

*Patricia A. Sproveri*  
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.