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QUIT CLAIM DEED IN TRUST State of Illinois – County of Cook



Doc#: 1530255254 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/29/2015 04:31 PM Pg: 1 of 3

Mail To:

Edgar Massabni, Trustee 3205 Liberty Bell Rd Green Bay, WI 54313

Send Subsequent Tax Bills to:

Edgar Massabni, Trustæ 3205 Liberty Bell Rd Green Bay, WI 54313

THIS INDENTURE WITNESSETH, that the Grantor EDGAR MASSABNI of the City of Green Bay, County of Brown, State of Wisconsin, for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto Edgar J. Massabni and Kim M. Massabni, of 3205 Liberty Bell Rd, Green Bay, WI 54313, their successor or successors, as Trustees under the provisions of the MASSABNI REVOCABLE TRUST dated March 23, 2013, the following described real estate in the County of Cook and State of Illinois, to-wit:

Permanent Real Estate Index Number: 07-26-202-055-1222

Address of Real Estate: 251 Nantucket Harbor, Unit 1502, Schaumburg, IL 60193

LEGAL DESCRIPTION:

Unit 1502 in Nantucket Cove Condominium A delineated or P Plat of Survey (Condominium) of the following described parcel to real estate: Certain Lots and Blocks in Sul divisions in the West ½ of the Southwest ¼ of Section 26 and in the East ½ of the Southeast ¼ of Section 27, Townsh p 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "B" to The Declaration of Condominium Ownership and Easements, Restrictions, and Covenants for Nantucket Cove, as heretofore or hereafter amended from time to time executed by LaSalle National Bank 2. Trustees under Trust No. 47172, and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 22957844, together with a percentage interest of the common elements appurtenant to said. Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the Declaration as same as filed of Record pursuant to said Declaration, and together with additional common elements as such Amended Declarations are filed of Record in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as through conveyed hereby.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

*PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTOR OR GRANTOR'S SPOUSE.

This property is an exempt transfer under (1) the Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and (2) Cook County Ordinance Chapter 74, Art. III, Real Estate transfer Tax, Sec.74-106 par. (5).

The terms and conditions appearing on Page 2 of this Instrument are made a part hereof.

This instrument was prepared by: BRIAN LOHSE, LOHSE LAW, INC., 270 Center Dr., Suite 210, Vernon Hills, IL 60061

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Full power and authority is hereby granted to said trustee to 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 or 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 or 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 be ro ved 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 is 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 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 "a trust" or "upon condition," or "with limitations." or words of similar import, in accordance with the statute in such cases made and provided.

	CVA	4 2
In Witness Whereof, the Grantor(s) aforesaid, has/have hereunto set	3 : // //3 : 1	11 H
whereof, the Grantol(s) aforesaid, has/have hereunto set	his/her/their hand(s) and seal(s) this	√ day of
October, 2015.		

EDGAR-MASSABNI

State of Wisconsin) ss

County of Winnebago

VILLAGE OF SCHAUMEURG REAL ESTATE TRANSFE ()X

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify EDGAR MASSABNI, 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 her had instrument as her free and voluntary act, for the uses and purposes therein

Given under my hand and official seal, this

Nathan P. Olson, Notary Public

State of Wisconsin

My Commission is permanent.

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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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 16th, 2015	Signature: Grantor Edgar Massabni.	
Subscribed and sworr, to before me by the said BDGAR MA	SSABNI	
this 16 day of OCT R2015.		
Notary Public Notary Public OF WISCOMMENT		
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 inmois corporation of foleign corporation described business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real		
estate under the laws of the State of Illinois.		
Dated October 16th, 201	Signaturo: Granteg: Edgar J. Massabni, Trustee	
action 110th 2015	Signature: mm assabu	
	Grantee. Kir.i M. Massabni, Trustee	
Subscribed and sworn to before me by the said EDGAR J. MASSABYLand KIM M. MASSA6NI this		
this 16 day of 007, 2015.	NOTAPLOS	
1.0,0,0	OF BLIC	
Notary Public	W. ANSOO W.	

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.]