

# UNOFFICIAL COPY



1535650054

Doc#: 1535650054 Fee: \$48.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/22/2015 02:20 PM Pg: 1 of 6

## DEED IN TRUST

THE Grantors, ART KHANUK, married to LUSIA KHANUK, of the County of Cook, State of Illinois for good and valuable consideration in hand paid, Conveys and Quit Claims unto ARKADY KHANUK, also known as ART KHANUK, and LUSIA KHANUK, of 6544 N. Kilbourn Avenue, Lincolnwood, Illinois, as Co-trustees under THE ART KHANUK REVOCABLE LIVING TRUST, dated October 15, 2015, 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, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART  
HEREOF

Permanent Index Number(s): 10-34-326-011-0000

Address(es) of real estate: 6544 N. Kilbourn Avenue, Lincolnwood, Illinois 60712

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

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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 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 right or 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.

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13th day of October, 2015.

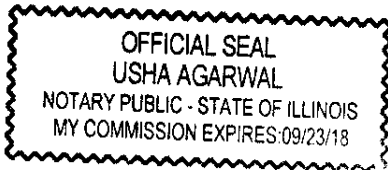
Art Khanuk  
ART KHANUK

Lusia Khanuk  
LUSIA KHANUK

STATE OF ILLINOIS                    )  
                                                          ) ss.  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFIED THAT ART KHANUK, married to LUSIA KHANUK, known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of October, 2015.



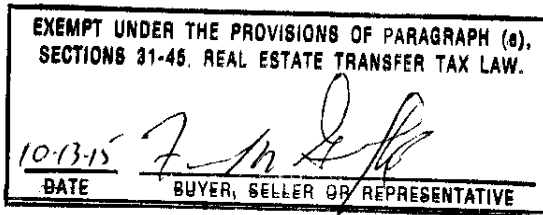
Usha Agarwal  
Notary Public

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Frank M. Greenfield  
5 Revere Drive, Ste., 200  
Northbrook, Illinois 60062

This instrument was prepared by:  
Frank M. Greenfield, 5 Revere Drive, Ste., 200 Northbrook, Illinois 60062



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## LEGAL DESCRIPTION RIDER

LOT 16 IN KILBOURN AVENUE ADDITION TO LINCOLNWOOD BEING A  
SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF  
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF THE  
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING  
WEST OF THE WESTERLY LINE OF RIGHT OF WAY OF CHICAGO  
NORTHWESTERN RAILROAD IN SECTION 34, TOWNSHIP 41 NORTH, RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6544 N. KILBOURN AVE., LINCOLNWOOD, IL 60646

PERMANENT INDEX NUMBER: 10-34-326-011-0000 v.129

Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

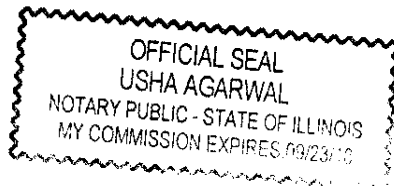
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 10-13-15

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 13<sup>th</sup> day of October, 2015.

Notary Public Usha Agarwal



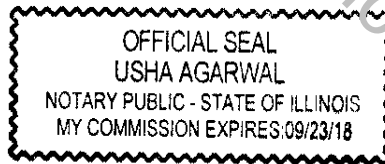
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 10-13-15

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 13<sup>th</sup> day of October, 2015.

Notary Public Usha Agarwal



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT  
AND NON-EXEMPT DEEDS

Village of Lincolnwood  
Attention: Water Billing Division  
6900 North Lincoln Avenue  
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Aracely Khanuk

Mailing Address: 6544 N. Kilbourn Avenue

Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 6544 N. Kilbourn Avenue

Lincolnwood, IL 60712

Property Index Number (PIN): 10-34-326-011-0000


Water Account Number: 007426-000

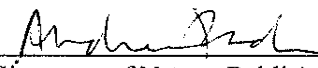
Date of Issuance: 12/9/15

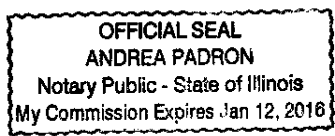
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 12/9/15, by Andrea Padron.

By:   
Robert J. Merkel  
Finance Director

  
(Signature of Notary Public)  
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.