DEED IN TRUST
(ILLINOIS)

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THE GRANTORS, FARID TALIYA and **FARHA TALIYA**, his wife, both of the County of Cook and State of Illinois for and in consideration of Ten ($10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey and **QUIT CLAIM** unto **FARHA TALIYA**, 7431 North Kedvale Avenue, Skokie, Illinois 60076 as Trustee under the provisions of the **FARHA TALIYA LAND TRUST** agreement dated February 13, 2017, 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:

LOT 58 (EXCEPT THE NORTH 7 FEET) AND THE NORTH 14 FEET OF LOT 59 OF KRENN AND DATO'S THIRD HOWARD–CRAWFORD ADDITION, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

1710134030D

Doc# 1710134030 Fee $42.00

RHSP FEE:$9.00 RPRF FEE: $1.00
AFFIDAVIT FEE: $2.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/11/2017 11:23 AM PG: 1 OF 3

Above Space for Recorder's Use Only

Exempt under the provision of Paragraph E, Section 4, of the Real Estate Transfer Act.

February 18, 2017
Date ~~Buyer~~ ~~Seller~~ Representative

Permanent Real Estate Index Number(s): 10-27-413-051-0000

Address(es) of real estate: 7431 NORTH KEDVALE AVENUE, SKOKIE, ILLINOIS 60076

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, street, 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 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 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 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.

CCRD REVIEW

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 was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in 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 "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.

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 10-27-413-051-0000
ADDRESS: 7431 Kedvale
7910 2/21/17 $25.00 SC

The grantor aforesaid has hereunto set his hand and seal this 13th day of February, 2017.

Farid Taliya (SEAL)
FARID TALIYA

Farha Taliya (SEAL)
FARHA TALIYA

State of Illinois, County of Cook ss.

OFFICIAL SEAL
DOROTA WOJSZNIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/08/19

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **FARID TALIYA** and **FARHA TALIYA**, his wife, personally 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of February, 2017

Commission expires 10/08 20 19

Dorota Wojsznis
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Anthony R. Hofeld, Law Offices of Anthony R. Hofeld
5901 Dempster Street, Morton Grove, Illinois 60053

***USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE**

MAIL TO:
Anthony R. Hofeld
(Name)
5901 Dempster Street, Suite 200
(Address)
Morton Grove, Illinois 60053
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Farha Taliya, Trustee
(Name)
7431 Kedvale Avenue
(Address)
Skokie, Illinois 60076
(City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

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

Date February 18, 2017

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Anthony R. Hofeld

this 18th day of February, 2017

Notary Public _____

"OFFICIAL SEAL"
CHRISTINE A KOLACZEWSKI
Notary Public, State of Illinois
My Commission Expires 7/11/2020

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

Date February 18, 2017

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Anthony R. Hofeld

this 18th day of February, 2017

Notary Public _____

"OFFICIAL SEAL"
CHRISTINE A KOLACZEWSKI
Notary Public, State of Illinois
My Commission Expires 7/11/2020

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.)