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1718619024D

DEED IN TRUST

Doc# 1718619024 Fee \$44.00

THE GRANTORS, BABAK LAMI and NISA LAMI, husband and wife, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant unto NISA LAMI and BABAK LAMI, of Barrington Hills, Illinois, as Co-Trustees under the provisions of a trust agreement entitled the "NISA LAMI REVOCABLE TRUST" dated the 28th day of March, 2008, (hereinafter referred to as "the 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, State of Illinois, to wit:

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2017 01:32 PM PG: 1 OF 4

LEGAL DESCRIPTION: SEE ATTACHED "EXHIBIT A"

Subject to: general taxes not yet due and payable, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 01-04-400-008-0000

Property Address: 45 Crabapple Lane
Barrington Hills, Illinois 60010

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Stuart Baerson 2/15/17
Agent Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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

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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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 15th day of February, 2017.

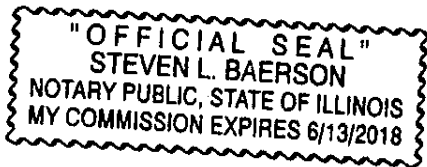
B Lami
BABAK LAMI

Nisa Lami
NISA LAMI
Nisa B. Lami

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, Illinois, do hereby certify that BABAK S. LAMI and NISA B. LAMI, 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 act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of February, 2017.



Steven L. Baerson
Notary Public

This instrument was prepared by Steven L. Baerson, One N. LaSalle St., #1350, Chicago, Illinois 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One North LaSalle Street
Suite 1350
Chicago, Illinois 60602

Send subsequent tax bills to:

Dr. and Mrs. Babak Lami
45 Crabapple Lane
Barrington Hills, Illinois 60010

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Exhibit "A"

ORDER NUMBER: 2000 000651027 CH
STREET ADDRESS: 45 CRABAPPLE LN.
CITY: BARRINGTON HILL COUNTY: COOK COUNTY
TAX NUMBER: 01-04-400-008-0000

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER WHICH IS 75.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 0 DEGREES 35 MINUTES WEST IN SAID WEST LINE FOR A DISTANCE OF 512.0 FEET TO A POINT, THENCE SOUTH 88 DEGREES 43 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 353.79 FEET TO A POINT, THENCE SOUTH 11 DEGREES 0 MINUTES EAST FOR A DISTANCE OF 375.0 FEET TO A POINT, THENCE SOUTH 20 DEGREES 0 MINUTES WEST FOR A DISTANCE OF 245.00 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST IN SAID SOUTH LINE FOR A DISTANCE OF 150.0 FEET TO A POINT 200 FEET EAST OF THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 0 DEGREES 25 MINUTES WEST FOR A DISTANCE OF 75.0 FEET TO A POINT, THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT 16827835 RECORDED FEBRUARY 18, 1937.

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STATEMENT OF 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 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: February 18th, 2017

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 18th day of February, 2017.

Notary Public: *Tracie W. McClinton*



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: February 18th, 2017

Signature: *Steven L. Baerson*
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 18th day of February, 2017.

Notary Public: *Tracie W. McClinton*



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.