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TRUSTEE'S DEED

(Illinois)

THE GRANTOR, PATRICIA M. NAHIGIAN, as trustee of the Patricia M. Nahigian Trust dated January 8, 1998, as amended, of 1875 Old Willow Road, Unit 114, Northfield, Cook, County, Illinois 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable

considerations, the receipt of which is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, hereby conveys and warrants to DIRAN C. NAHIGIAN, as trustee of the Diran C. Nahigian Declaration of Trust dated January 8, 1998, as amended, of 1875 Old Willow Road, Unit 114, Northfield, Cook, County, Illinois 60093, and to all and every successor or successors in trust under such declaration of trust, all of the Grantor's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

The Above Space For Recorder's Use Only)

Doc# 1724806019 Fee \$46.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

OFFICIAL FEE: \$2.00

BARBARA A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2017 11:02 AM PG: 1 OF 5

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 04-24-216-009-1004

Address of Real Estate: 1875 Old Willow Road, Unit 114, Northfield, Illinois 60093

Exempt under provisions of Cook County transfer tax ordinance.

Date: 8/31, 2017

By: Patricia Nahigian
Buyer, Seller or Representative

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: 8/31, 2017

By: Patricia Nahigian
Buyer, Seller or Representative

SUBJECT TO covenants, conditions, and restrictions of record and general real estate taxes for calendar year 2017 and subsequent years;

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

CCRD REVIEW

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Full power and authority are hereby 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 the premises 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 to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the 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, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or 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 Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Trustee's Deed and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Trustee's Deed and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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 a successor or successors in trust, the successor or successors in trust shall 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.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

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And 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 homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF the Grantor has signed this Trustee's Deed on this 31 day of August, 2017.

Patricia M. Nahigian

Patricia M. Nahigian, as trustee of the Patricia M. Nahigian Trust dated January 8, 1998, as amended, as Grantor

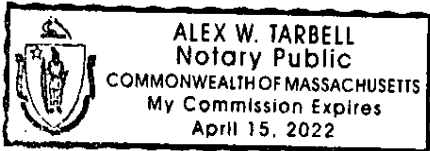
STATE OF MASSACHUSETTS)
COUNTY OF Barnstable)

I, Alex W. Tarbell Notary Public, hereby certify that PATRICIA M. NAHIGIAN, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act as trustee of the Patricia M. Nahigian Trust dated January 8, 1998, as amended, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 31 day of August, 2017.

Alex W. Tarbell

Notary Public



My commission expires 4/15/2022

This instrument was prepared by and after recording return to:

Thomas G. Park
Park & Park LLP
1000 Skokie Boulevard, Suite 255
Wilmette, IL 60091

Grantee's address for subsequent tax bills:

Diran C. Nahigian, trustee
1875 Old Willow Road, Unit 114
Northfield, Illinois 60093

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LEGAL DESCRIPTION

UNIT 114 IN THE MIDDLEFORK WOODS CONDOMINIUMS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE FINAL PLAT OF OLD WILLOW SUBDIVISION, OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373125;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 14, 1999 AS DOCUMENT NUMBER 99470406, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) TOGETHER WITH STORAGE SPACE LIMITED COMMON ELEMENT S-3 AND GARAGE PARKING SPACE LIMITED COMMON ELEMENTS P-4 AND P-5, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor, or his or her agent, affirms that, to the best of his or her 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: September 1, 2017

Signature: *Thomas G. Park*
Grantor or Agent

Thomas G. Park, agent for Patricia M. Nahigian,
as trustee of the Patricia M. Nahigian Trust
dated January 8, 1998, as amended, Grantor

Subscribed and sworn to before me by the
said Thomas G. Park agent aforesaid this
1ST day of SEPTEMBER, 2017.



Notary Public *Kathleen M. McCrudden*

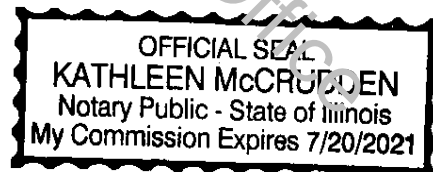
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 1, 2017

Signature: *Thomas G. Park*
Grantee or Agent

Thomas G. Park, agent for Diran C. Nahigian,
as trustee of the Diran C. Nahigian Declaration of Trust
dated January 8, 1998, as amended, Grantee

Subscribed and sworn to before me by
said Thomas G. Park, agent aforesaid, this
1 day of SEPT, 2017.



Notary Public *Kathleen M. McCrudden*

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.

(Attach 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.)