

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc# 1824834041 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2018 01:18 PM PG: 1 OF 4

Above Space for Recorder's Use Only

### THE GRANTOR(S) **Amber Khan, married to Amber Atlas**

of the City Glen Dale Heights, County of Cook, State of Illinois, for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** unto **CHICAGO TITLE LAND TRUST COMPANY, as Trust number 11557, 10 S. LaSalle St., Suite 2750, Chicago, IL 60603**, as Trustee under the provisions of a trust agreement dated the 27<sup>th</sup> day of October 1997, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 18 IN PERCY WILSON'S ARTERIAL HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF CHICAGO VINCENNES ROAD, ALSO KNOWN AS DIXIE HIGHWAY (EXCEPT THE SOUTH 660 FEET THEREOF AND EXCEPT THE EAST 50 FEET THEREOF) ACCORDINGLY TO THE PLAT THEREOF, RECORDED OCTOBER 19, 1926, AS DOCUMENT NO. 9439482, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power of authority is hereby granted to and vested in said trustee to improve, manage, protect and subdivide said promises or any part thereof, to dedicate parks, street, 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 with or without consideration, 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 extent leases upon any terms and for any period or periods of time and to amend, change or modify 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 contact 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 premises or any part thereof, and to deal with said property and any every part thereof in all other ways and for such other considerations as it would be lawful for any person owing the same to deal with the same, when and from

EXEMPTION APPROVED

*Jan Dulea*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS

8/28/18  
*BM*

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to or different from the ways above specified, at any time or times hereafter. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 obliged to see the terms of this trust and said trust agreement 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 kind of 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, mortgage, lease or other instrument, and (d) if the conveyance is made by 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, right, power, 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 title to any of the above land 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor \_\_\_ hereby releases \_\_\_ and waives all right under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number (PIN): 32-17-424-007-0000; 32-17-424-008-0000

Address(es) of Real Estate: 844 Halsted Street, Chicago Heights, IL

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In WITNESS WHEREOF, the grantor \_\_\_\_\_ aforesaid ha \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_ this \_\_\_ 6th \_\_\_ day of March, 2018

Please \_\_\_\_\_ (SEAL)  
 Print or Atlas Khan (SEAL)  
 Type Names  
 Below \_\_\_\_\_ (SEAL)  
 Signatures \_\_\_\_\_ (SEAL)

NOTE: This is not homestead property Grantor or of his spouse.

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Atlas Khan, married to Amber Atlas, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument as his free and voluntary act, 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 6<sup>th</sup> day of March, 2018

Commission expires 1-10-22  
 \_\_\_\_\_  
 NOTARY PUBLIC

This instrument was prepared by: Chicago Legal Clinic, 2938 East 91<sup>st</sup> Street, Chicago, Illinois 60617

**MAIL TO:**

Chicago Legal Clinic  
2938 E. 91<sup>st</sup> Street  
Chicago, IL 60619

**SEND SUBSEQUENT TAX BILLS TO:**

Chicago Title Land Trust Company  
 10 S. LaSalle Street Ste. 2150  
 Chicago, IL 60603

**OR**

Recorder's Office Box No. \_\_\_\_\_

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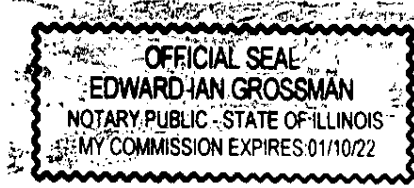
## STATEMENT OF GRANTOR AND GRANTEE

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 5-24-18

SIGNATURE [Signature]  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID [Signature]  
THIS 24 DAY OF May 2018



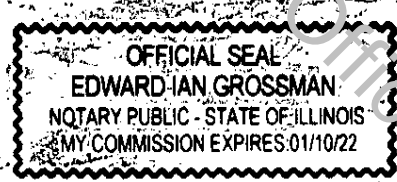
NOTARY PUBLIC [Signature]

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 5-24-2018

SIGNATURE [Signature]  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID [Signature]  
THIS 24 DAY OF May 2018



NOTARY PUBLIC [Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]