

UNOFFICIAL COPY



DEED IN TRUST

Doc# 1908155031 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2019 09:13 AM PG: 1 OF 4

THE GRANTORS, Sarkis Aroyan and Houda Aroyan, HUSBAND AND WIFE, of Palatine, Cook County, Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, **CONVEYS AND WARRANTS** to Sarkis Aroyan and Houda Aroyan as Trustees under a Trust Agreement dated Sept. 27, 2018 and known as the AROYAN FAMILY TRUST the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

P.I.N.: 02-21-215-013-0000

COMMON ADDRESS: 852 Brookside Street, Palatine, IL 60067

to have and to hold said premises with the appurtenances upon the trusts and for the uses and purposes therein and in said trust agreements as set forth therein and waiving any claims of homestead on the same.

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, 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 of time and to amend, change, or modify leases and 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 and 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

UNOFFICIAL COPY

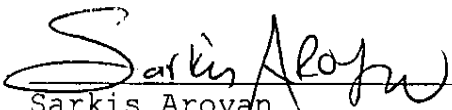
thereof; and to deal with said property and every part thereof as it would be lawful for any person owning the same to deal and use such.

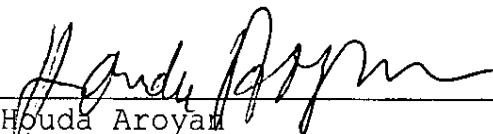
In no case shall any party dealing with said trustee(s) in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted, leased, mortgaged by said trustee(s) be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said 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(s), or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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 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, that such conveyance or other instrument was executed in accordance with said trusts, conditions and limitations contained in this Indenture and in said trust agreement(s) and binding upon all beneficiaries there under, and that said trustee was duly authorized and empowered to execute and deliver any instrument, and if the conveyance is made to a successor(s) in trust have been duly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each beneficiary hereunder and any person claiming under them shall only be 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 in said real estate as such, but only an interest in the earnings, avails and proceeds thereof.


If the title to any of the above lands is now or hereafter registered, the recorder or Registrar is hereby directed not to register or note on the same the words "trust", or "upon condition" or "with limitations" or words of similar import or effect.

DATED this 27 day of Sept., 2018


Sarkis Aroyan


Houda Aroyan

This instrument is exempt from the Illinois Real Estate Transfer Tax Act under paragraph (E), Section (4).


Kurt A. Richter, attorney

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of his or her knowledge, the names of the grantees shown on the deed are natural persons.

Dated: 27-sept, 2018 Signature: Sally Aloy
Grantor or Agent

Horde Aoyun
Grantor or Agent

Subscribed and sworn to before me this 27th day of September, 2018.

Notary Public Denise E. Richter



The grantee or his and her agents affirms that the names of the grantees shown on the deed are natural persons.

Dated: 27, Sept., 2018 Signature: Sally Aloy
Grantee or Agent

Horde Aoyun
Grantee or Agent

Subscribed and sworn to before me this 27th day of September, 2018.

Notary Public Denise E. Richter



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.)