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WARRANTY DEED IN TRUST

This Instrument Prepared By/Return To:
Foster, Buick, Conklin & Lundgren, LLC
Attorneys at Law
2040 Aberdeen Court
Sycamore, Illinois 60178

Taxes to Grantees' Address:
Mitra T. Mohabbat and
Khan A. Mohabbat, Trustees
409 Joanne Lane
DeKalb, Illinois 60115



Doc# 1912834118 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2019 04:02 PM PG: 1 OF 4

* The Above Space for Recorder's Use Only *

THIS INDENTURE Made this 28th day of September, 2018, between **Khan A. Mohabbat** and **Mitra T. Mohabbat, husband and wife**, of the City of DeKalb in the County of DeKalb and State of Illinois, Grantors, and **Mitra T. Mohabbat and Khan A. Mohabbat not individually but as Trustees of the Mitra T. Mohabbat and Khan A. Mohabbat Living Trust dated September 28, 2018**, whose address is 409 Joanne Lane, of the City of DeKalb, County of DeKalb, State of Illinois, Grantees,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and warrant to the said party of the second part the real estate legally described on the attached Exhibit "A,"

Commonly known as: **921 Cardiff Court, Schaumburg, IL 60194**
Permanent Index No. **07-17-104-022-0000**

Subject to the following:

1. General taxes for the year 2018 and subsequent years;
2. Covenants, easements, conditions, and restrictions of record.

REAL ESTATE TRANSFER TAX		08-May-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
07-17-104-022-0000 20181101637698 1-133-877-152		

situated in the State of Illinois, and the Grantors are not currently residing in this property, thus the statutes of the State of Illinois providing for the exemption of homesteads are not applicable.

TO HAVE AND TO HOLD, the above granted premises forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority is hereby granted to said trustee to improve, manage and protect said premises or any part thereof, 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 such successor or successors all of the title, estate powers and authorities or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and 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 any easement appurtenant to said premises or any part thereof, and to deal with said property and every

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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 said trustee or successor be obliged to see that the terms of said trust have been complied with or to inquire into any of the terms of said trust agreement; and every deed 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 such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by said trust agreement and under this indenture 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 and is binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed or other instrument and (d) if the conveyance is made to a successor or successors in trust that such successor or successors have been properly appointed and are fully vested with all title, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written




Khan A. Mohabbat, Grantor (SEAL)




Mitra T. Mohabbat, Grantor (SEAL)

We, the respective trustees of the trust noted below, hereby accept this conveyance.



Mitra T. Mohabbat, Trustee of the
Mitra T. Mohabbat and Khan A. Mohabbat
Living Trust dated September 28, 2018



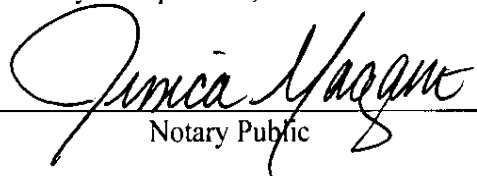
Khan A. Mohabbat, Trustee of the
Mitra T. Mohabbat and Khan A. Mohabbat
Living Trust dated September 28, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF DE KALB)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Khan A. Mohabbat** and **Mitra T. Mohabbat**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of September, A.D. 2018.

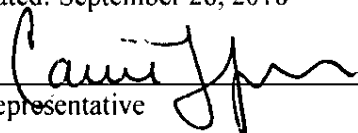




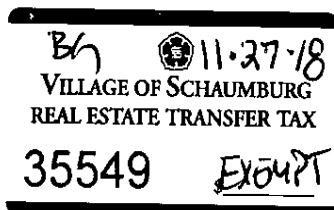
Notary Public (SEAL)

Exempt under the provisions of Paragraph E, Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Dated: September 28, 2018



Representative



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EXHIBIT "A"

Parcel 1:

UNIT NO. 3 IN AREA 3 IN LOT 2 IN SHEFFIELD TOWN SCHAUMBURG, UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1971 AS DOCUMENT 21487751, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN DECLARATION RECORDED OCTOBER 23, 1970 AS DOCUMENT 21298600 AND AMENDED BY DECLARATION RECORDED DECEMBER 7, 1970 AS DOCUMENT 21337105 AND DECLARATION RECORDED SEPTEMBER 13, 1971, AS DOCUMENT 21618615 AND DECLARATION RECORDED MAY 10, 1972 AS DOCUMENT 21896607, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 09 | 28 | 20 18

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

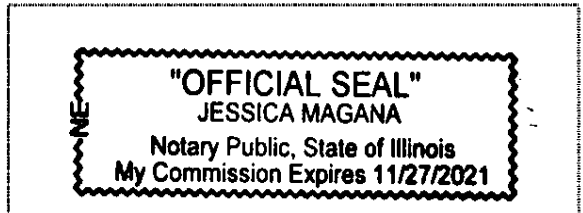
Jessica Magana

By the said (Name of Grantor): Khan A. Mohabbat

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 28 | 20 18

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 09 | 28 | 20 18

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Jessica Magana

By the said (Name of Grantee): Mitra T. Mohabbat

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 28 | 20 18

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)