

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Doc#: 2102239466 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/22/2021 04:54 PM Pg: 1 of 4  
  
Dec ID 20201201697030

THE GRANTOR(S), JOHN R. HAMPARIAN, Trustee of the **JOHN R. HAMPARIAN TRUST**, dated **December 2, 2010** as to an undivided 1/2 interest, of 1114 Jonathan Dr., Inverness, County of Cook, State of Illinois, and BETH G. HAMPARIAN, Trustee under the **BETH G. HAMPARIAN TRUST**, dated **December 2, 2010** as to an undivided 1/2 interest, of 1114 Jonathan Dr., Inverness, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM their interests in the following described Real Estate situated in the County of Cook, in the State of Illinois to the following GRANTEE(S):

an undivided 1/2 interest to:

JOHN R. HAMPARIAN and BETH G. HAMPARIAN, Trustees, under the **JOHN R. HAMPARIAN LIVING TRUST**, dated **October 16, 2020**, of 1114 Jonathan Dr., Inverness, County of Cook, State of Illinois,

and an undivided 1/2 interest to:

BETH G. HAMPARIAN and JOHN R. HAMPARIAN, Trustees, under the **BETH G. HAMPARIAN LIVING TRUST**, dated **October 16, 2020**, of 1114 Jonathan Dr., Inverness, County of Cook, State of Illinois,

not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** (pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1c) in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 95, IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 1, IN THE ESTATES AT INVERNESS RIDGE - UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT NUMBER 00101292526, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 0021080525. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

Property Address: 1114 Jonathan Dr., Inverness, IL 60010  
Property Index Number: 01-24-100-063-1083

The interests of JOHN R. HAMPARIAN and BETH G. HAMPARIAN, husband and wife, to the homestead property commonly known as 1114 Jonathan Dr., Inverness, IL 60010 are to be held as **TENANTS BY THE ENTIRETY**.

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trust(s) and for the uses and purposes herein and in the trust agreement(s) set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for

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any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or 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 real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged 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 trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that 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, 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, her, or their predecessor in trust.

And the said grantor(s) hereby expressly waive(s) and releases(s) 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.

**GRANTOR(S):**

The undersigned Grantor(s) signed this Quit Claim Deed in Trust on December 2, 2020 (date).

John R. Hamparian (Seal)  
JOHN R. HAMPARIAN, Trustee of the JOHN R. HAMPARIAN TRUST, dated December 2, 2010

Beth G. Hamparian (Seal)  
BETH G. HAMPARIAN, Trustee under the BETH G. HAMPARIAN TRUST, dated December 2, 2010

**ACCEPTANCE BY GRANTEE(S):**

The undersigned Grantee(s) accepted this Quit Claim Deed in Trust on December 2, 2020 (date).

John R. Hamparian (Seal)  
JOHN R. HAMPARIAN, Trustee  
JOHN R. HAMPARIAN LIVING TRUST, dated October 16, 2020

Beth G. Hamparian (Seal)  
BETH G. HAMPARIAN, Trustee  
JOHN R. HAMPARIAN LIVING TRUST, dated October 16, 2020

Beth G. Hamparian (Seal)  
BETH G. HAMPARIAN, Trustee  
BETH G. HAMPARIAN LIVING TRUST, dated October 16, 2020

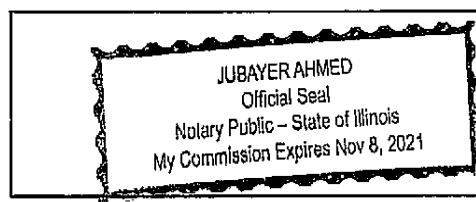
John R. Hamparian (Seal)  
JOHN R. HAMPARIAN, Trustee  
BETH G. HAMPARIAN LIVING TRUST, dated October 16, 2020

State of IL )  
County of COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. HAMPARIAN and BETH G. HAMPARIAN, grantors, 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 on Dec, 2nd 2020 (date).

Jubayer Ahmed  
Notary Public



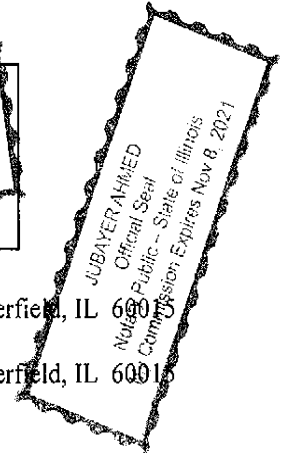
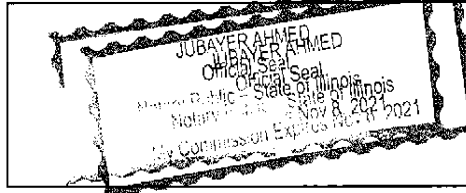
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State of IL )  
County of COOK. ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. HAMPARIAN and BETH G. HAMPARIAN, grantees, 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 notarial seal on Dec 2nd, 2020 (date).

Jubayer Ahmed  
Notary Public



This instrument prepared by: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015  
Mail this recorded document to: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015  
Grantee's address: John and Beth Hamparian, 1114 Jonathan Dr., Inverness, IL 60010  
Mail future tax bills to: John and Beth Hamparian, 1114 Jonathan Dr., Inverness, IL 60010

"Exempt under provisions of paragraph (e) of 35 ILCS 200/31-45 Real Estate Transfer Tax Law."  
12-17-20 [Signature]  
Date Representative

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: 12 | 02 | 2020

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:

By the said (Name of Grantor): John R. Hamparian

On this date of: 12 | 02 | 2020

NOTARY SIGNATURE: [Signature]

JOANNA GAJDUR  
BEATA  
AFFIX NOTARY STAMP BELOW



### 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: 12 | 2 | 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

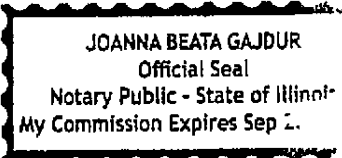
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Beth G. Hamparian

On this date of: 12 | 02 | 2020

NOTARY SIGNATURE: [Signature]

JOANNA BEATA GAJDUR  
AFFIX NOTARY STAMP BELOW



**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)**)