

# UNOFFICIAL COPY

Doc#: 2204939391 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 02:46 PM Pg: 1 of 5  
Dec ID 20220201627843

COOK COUNTY CLERK  
118 N. CLARK ST.  
Rm. 120  
Chicago IL 60602

## DEED IN TRUST

The **GRANTOR**, Imad Bahrani and May Hashimi as Trustees of the May Hashimi Living Trust dated January 13, 1995 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **GRANTEE**, **May Hashimi as Trustee of the M. Hashimi Living Trust dated February 13, 2022**, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION:** See attached Ex. A.

**PROPERTY ADDRESS:** 5 CHESTNUT COURT, LEMONT ILLINOIS 60439

**PERMANENT INDEX NUMBER:** 22-25-104-005-0000

Subject to general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and,

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is 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, in possession or reversion, by leases to commence in present or in future, 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 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

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easement appurtenant to said premises or any part thereof; and to deal with said property 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.

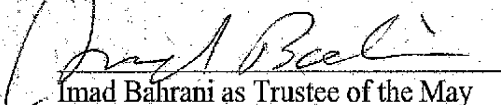
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or 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, 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 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, 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 or their predecessor in trust.

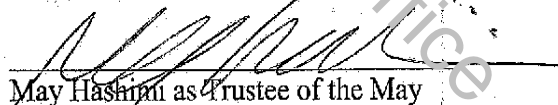
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waive and release 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 and sale on execution or otherwise.

**IN WITNESS WHEREOF, GRANTOR** aforesaid has hereunto set hands and seals on the date herein below stated.

**DATED** this February 13<sup>th</sup>, 2022.

  
Imad Bahrani as Trustee of the May  
Hashimi Living Trust dated January 13, 1995

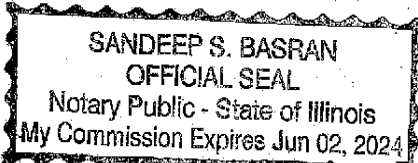
  
May Hashimi as Trustee of the May  
Hashimi Living Trust dated January 13, 1995

STATE OF ILLINOIS            )  
  
COUNTY OF COOK            )        ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Imad Bahrani and May Hashimi, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that each signed, sealed, and delivered the said instrument as each of their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and Notarial Seal this 13 day of February, 2022.



Sandeep S. Basran  
Notary Public

This transaction is exempt from Real Estate Transfer Tax under the provisions of paragraph (e), Chapter 35 ILCS, Paragraph 200/Section 31-45 of the Property Tax Code.

2/15/22

This Instrument was prepared by:  
Sandeep Basran  
Basran Law Office  
2543 N. Milwaukee Ave., 2<sup>nd</sup> Fl.  
Chicago, IL 60647

Future Tax Bills to:

Imad Bahrani  
505 N. Lake Shore Dr.  
Unit 1109  
Chicago IL 60611

After Recording Return Document To

Attorney Sandeep Basran  
2543 N. Milwaukee Ave., 2<sup>nd</sup> Fl.  
Chicago IL 60647

### Exhibit A

LOT 115 IN EQUESTRIAN ESTATES UNIT NO. 8, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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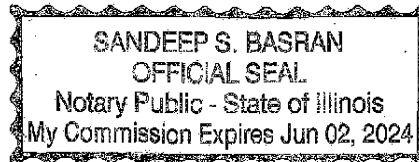
## STATEMENT BY GRANTOR AND GRANTEE

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 2-13, 20 22

Signature: *May Hashimi*  
Grantor or Agent

Subscribed and sworn to before me  
by the said May Hashimi  
this 13 day of Feb, 2022  
Notary Public Sandeep S. Basran

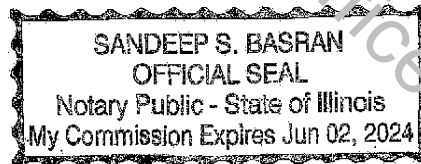


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-13, 20 22

Signature: *May Hashimi*  
Grantee or Agent

Subscribed and sworn to before me  
By the said May Hashimi  
This 13 day of Feb, 2022  
Notary Public Sandeep S. Basran



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.)

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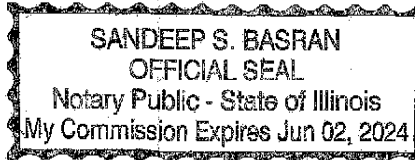
## STATEMENT BY GRANTOR AND GRANTEE

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 2.13.22, 2022

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Imad Bahrani  
this 13 day of Feb., 2022  
Notary Public [Handwritten Signature]

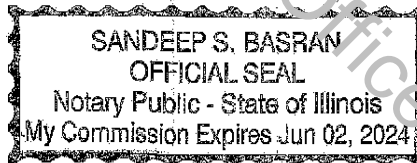


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2.13, 2022

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Imad Bahrani  
This 13 day of Feb., 2022  
Notary Public [Handwritten 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)