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Doc#. 2210218112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 09:36 AM Pg: 1 of 4

Exempt From Taxation Under The Provisions Of PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH (e) OF SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

Dec ID 20220401672518

4/15/22 *[Signature]*
Date Buyer, Seller or Representative

TRUSTEE'S DEED

THIS INSTRUMENT, made this 5th
day of April, 2022 by
BEHZAD SABERIAN,
SUCCESSOR TRUSTEE OF THE
MAHINDOKT SHOKOOH a/k/a
MAHIN SHOKOOH TRUST
DATED MAY 22, 2006, Grantor,
and

BEHZAD SABERIAN of **4101 W. Chase Ave., Lincolnwood, Illinois,** Grantee, to wit for and in consideration of TEN DOLLARS (\$10.00) in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustees and of every other power and authority the grantor hereunto enabling, do hereby CONVEY and WARRANT in fee simple, to Grantee, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

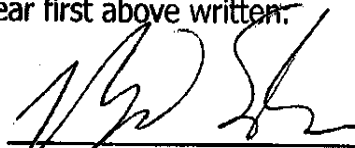
LOT 1 IN BLOCK 3 IN ENGEL'S KENILWORTH AVENUE HIGHLANDS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 23 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-27-429-015-0000

COMMONLY KNOWN AS: 4101 W. Chase Ave.
Lincolnwood, Illinois 60712

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. **TO HAVE AND TO HOLD** said premises, forever.

IN WITNESS WHEREOF, the Grantor, as successor trustee as aforesaid, hereunto sets his hand and seal the day and year first above written.



BEHZAD SABERIAN, Successor
Trustee aforesaid

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **BEHZAD SABERIAN, SUCCESSOR TRUSTEE OF THE MAHINDOKT SHOKOOH a/k/a MAHIN SHOKOOH TRUST DATED MAY 22, 2006**, is personally known to me to the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 5th day of April, 2022.



 STEVEN B. LEVIT Notary Public
 OFFICIAL SEAL
 My Commission Expires Oct 20, 2024

My commission expires:

Send subsequent tax bills to:

BEHZAD SABERIAN
 4101 W. CHASE AVE.
 LINCOLNWOOD, IL 60712

This Instrument Prepared By:

STEVEN B. LEVIT
 LEVIT AND LIPSCHUTZ, LTD.
 1120 W. BELMONT AVE.
 CHICAGO, IL 60657

Property of [Faint watermark]
 Clerk's Office

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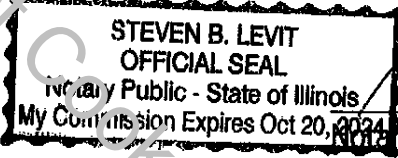
STATEMENT BY GRANTOR AND GRANTEE

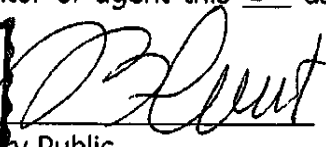
The grantors affirm that, to the best of their knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4/5, 2022


Grantor or Agent

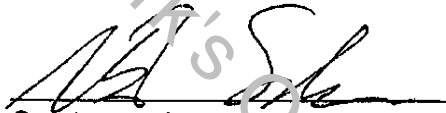
SUBSCRIBED and SWORN to before me by the said Grantor or agent this 5th day of April, 2022.



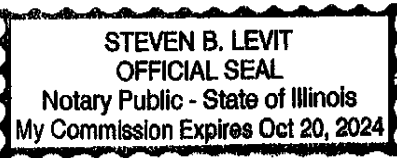

Notary Public

The grantee or its 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: 4/5, 2022


Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or agent this 5th day of April, 2022.




Notary Public

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.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Behzad Saberian, Successor Trustee of The Mahindokt Shokooh a/k/a Mahin Shokooh Trust Dated May 22, 2006

Mailing Address: 4101 Chase
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 4101 Chase
Lincolnwood, IL 60712

Property Index Number (PIN): 10-27-429-015-0000

Water Account Number: 006160-000

Date of Issuance: 04/07/2022

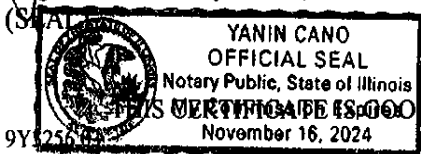
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 04/07/2022, by Yanin Cano

By: 
Denise Joseph
Finance Director


(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.

9Y1256832