

# UNOFFICIAL COPY

Doc#: 2307340004 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2023 09:20 AM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

### PREPARED BY:

MAGES & PRICE, LLC  
1110 W. Lake Cook Rd, Suite 385  
Buffalo Grove, IL 60089

### RETURN TO:

Chicago Title Land Trust Company  
10 S. LaSalle Street, Suite 2750  
Chicago, IL 60603

### NAME & ADDRESS OF TAXPAYER:

Chicago Title Land Trust Company  
10 S. LaSalle Street, Suite 2750  
Chicago, IL 60603

Dec ID 20230301667940  
ST/CO Stamp 0-597-237-968 ST Tax \$80.00 CO Tax \$40.00  
City Stamp 0-636-952-784 City Tax: \$840.00

GRANTOR, Mohamed Sirajudeen, 2

*Married* man of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, releases any interest he may have in and to the real estate described below and CONVEYS and QUIT CLAIMS to Chicago Title Land Trust Company, as Trustee under the provisions of a Trust Agreement dated March 2, 2023 and known as 8002391147, of 10 S. LaSalle Street, Suite 2750, Chicago, IL 60603, all interests in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1: UNIT NUMBER 2144-3W IN THE 2140-52 DEVON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 4 IN DEVON WESTERN ADDITION TO ROGER'S PARK SUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN FABER'S SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617110067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2140-52 DEVON COMMONS RECORDED AS DOCUMENT NUMBER 0617110066

Permanent Index Number(s): 11-31-316-054-1012

Property Address: 2144 W. Devon Avenue, Unit 3W, Chicago, IL 60660

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

*this is not homestead property*

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 99 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 real estate, 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 real estate or any part thereof, and to deal with 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 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 any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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TO HAVE AND TO HOLD, the said real estate with appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statues of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 7<sup>th</sup> day of ~~April 2022~~ March 2023.

Mohamed Sirajudeen  
Mohamed Sirajudeen

STATE OF Illinois)  
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mohamed Sirajudeen personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal, this 7<sup>th</sup> day of March, 2023.

Michelle Shortess  
Notary Public



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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: 3 | 7 | 2023

SIGNATURE: \_\_\_\_\_

*[Handwritten 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: \_\_\_\_\_

Michelle Shortess

By the said (Name of Grantor): Mohammed Sirajudeen

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 7 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten 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: 3 | 7 | 2023

SIGNATURE: \_\_\_\_\_

*[Handwritten 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: \_\_\_\_\_

Michelle Shortess

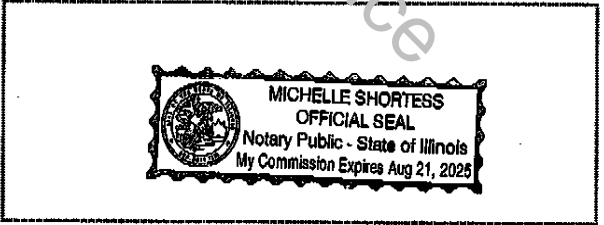
By the said (Name of Grantee): Marc Price, agent

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 7 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten 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)**)

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REAL ESTATE TRANSFER TAX		08-Mar-2023
	CHICAGO:	600.00
	CTA:	240.00
	TOTAL:	840.00 *

11-31-316-054-1012 | 20230301667940 | 0-636-952-78

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Mar-2023
	COUNTY:	40.00
	ILLINOIS:	80.00
	TOTAL:	120.00

11-31-316-054-1012 | 20230301667940 | 0-597-237-968

Property of Cook County Clerk's Office