

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc# 2319928032 Fee \$93.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 07/18/2023 02:43 PM PG: 1 OF 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Abul W. Basher and Parveen Basher, husband and wife of 14628 Carrigan Court, Granger, IN 46530 for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, convey and warrants unto Abul W. Basher and Parveen K. Basher as co-trustees of the BASHER FAMILY TRUST of 14628 Carrigan Court, Granger, IN 46530, under the provisions of a trust agreement dated the 12<sup>th</sup> day of November, 2012 the following described real estate in the County of Cook, State of Illinois, to-wit:

Legal Description: See attached Exhibit A.

Subject to Covenants, Conditions and Restrictions of Record

Permanent Index Number: 10-21-330-036-1005

Commonly Known As: 5200 Oakton Street, #105, Skokie, IL 60077

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

|                          |                    |
|--------------------------|--------------------|
| VILLAGE OF SKOKIE        |                    |
| ECONOMIC DEVELOPMENT TAX |                    |
| PIN:                     | 10-21-330-036-1005 |
| ADDRESS:                 | 5200 OAKTON ST     |
| #                        | 105                |
| 11354                    | 05/03/19           |

Dated

Abul Basher

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, streets, highways or alleys and 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding 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 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.

REAL ESTATE TRANSFER TAX

18-Jul-2023



|           |      |
|-----------|------|
| COUNTY:   | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL:    | 0.00 |

10-21-330-036-1005

20230701668818 | 0-870-621-648

SPSS SC INTR  
Y  
4  
Y.

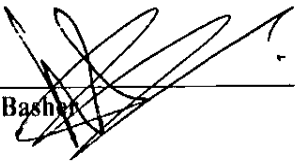
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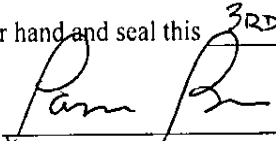
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 all persons claiming under them or any of them shall be only in the earnings, 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 earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 3<sup>RD</sup> day of JUNE 2019.

  
 \_\_\_\_\_  
 Abul Basher

  
 \_\_\_\_\_  
 Parveen Basher

THIS INSTRUMENT WAS PREPARED BY: James Phillip Habel, Esquire, 951 Dovington Court, Hoffman Estates, IL 60169

STATE OF IN }  
 } SS.  
 COUNTY OF ST JOSEPH }

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Abul W. Basher and Parveen Basher, husband and wife personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a 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 3<sup>RD</sup> day of JUNE 2019.

  
 \_\_\_\_\_  
 Notary Public

MAIL TO AND MAIL TAX BILL TO:

The Basher Family Trust  
 14628 Carrigan Court  
 Grander, IN 46530

5200 Oakton Street, #105, Skokie, IL 60077

For information only insert street address of  
 above described property

# UNOFFICIAL COPY

## EXHIBIT A.

### LEGAL DESCRIPTION:


**PARCEL 1:** UNIT 105 IN OAKTON TERRACE CONDOMINIUM AS DELINEATED ON SURVEY OF LOT 29 (EXCEPT WEST 39.50 FEET THEREOF) AND ALL OF LOT 30 IN THE SUBDIVISION OF LOT 25 AND THE SOUTH 30 FEET OF LOT 18 OF OWNER'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF SKOKIE TRUST NUMBER 50026 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23018136, AS AMENDED BY DOCUMENT NUMBER 23069896 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

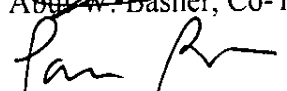
**PARCEL 2:** EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER 39 FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM FIRST NATIONAL BANK OF SKOKIE AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 4, 1973 AND KNOWN AS TRUST NUMBER 50026 TO FRED HEINZ AND CLARA HEINZ DATED JULY 25, 1975 AND RECORDED JULY 31, 1975 AS DOCUMENT NO. 23171194, ALL IN COOK COUNTY, ILLINOIS.

**PERMANT INDEX NUMBER:** <sup>330</sup> ~~10-21-300-036-1005~~

**COMMONLY KNOW AS:** 5200 Oakton Street, #105, Skokie, IL 60077

**ACCEPTED BY:** Abul W. Basher and Parveen K. Basher as Co-Trustees under the terms of the Basher Family Trust, dated November 12, 2012.

  
\_\_\_\_\_  
Abul W. Basher, Co-Trustee

  
\_\_\_\_\_  
Parveen K. Basher, Co-Trustee

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

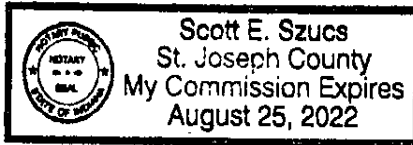
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to Real estate in Illinois, a partnership authorized to do business or acquire and hold title to real state 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 06/02, 2019. Signature \_\_\_\_\_

Abul W. Basher, Grantor or Agent

Subscribed and sworn to before me  
by the said grantor/agent this  
3RD day of JUNE, 2019.

Scott E Szucs  
Notary Public



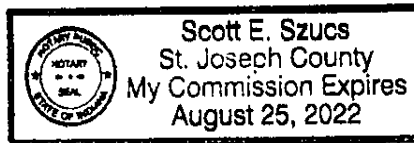
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 06/02, 2019. Signature \_\_\_\_\_

Abul W. Basher, co-trustee, Grantee or Agent

Subscribed and sworn to before me  
by the said grantee/agent this  
3RD day of JUNE, 2019.

Scott E Szucs  
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.)