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DEED IN TRUST (ILLINOIS)

Doc#: 2402913295 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 02:34 PM Pg: 1 of 5

Dec ID 20240101620841

City Stamp 0-804-375-600

THE GRANTOR (Name and Address)

MAHMOUD MAZAHERI and
SUSAN D. MAZAHERI
A/K/A **SUSAN MAZAHERI**, spouse
of 1100 Hohlefelder Road,
Glencoe, IL, 60022

Above Space for Recorder's Use only

of the County of COOK, and State of Illinois and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant unto **Susan D. Mazaheri** as TRUSTEE of the **SUSAN D. MAZAHERI REVOCABLE TRUST** dated June 22, 2011, of 1100 Hohlefelder Road, Glencoe, IL, 60022, and unto all and every successor or successors in trust under said trust agreement (referred to hereinafter as the "Trust Agreement"), the following described real estate: (See attached for legal description.)

Permanent Real Estate Index Number(s): 17-04-424-051-1615

Address(es) of Real Estate: 1030 N. State Street, #43M, Chicago, IL 60610

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the successor trustee(s) named in the aforesaid Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

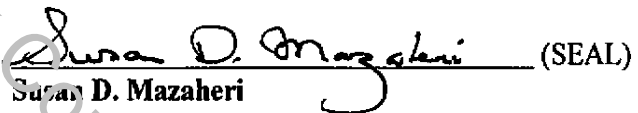
The grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25th day of January, 2024



Mahmoud Mazaheri

(SEAL)



Susan D. Mazaheri

(SEAL)

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ACCEPTANCE BY TRUSTEE

I, **SUSAN D. MAZAHERI**, as TRUSTEE under the provisions of a declaration of trust dated June 22, 2011 and as amended thereafter, and known as the **SUSAN D. MAZAHERI REVOCABLE TRUST**, hereby accept the transfer of legal title of real property evidenced by this written instrument of conveyance pursuant to 760 ILCS 115/3.

Susan D. Mazaheri
SUSAN D. MAZAHERI

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Mahmoud Mazaheri** and **Susan D. Mazaheri**, his wife 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 (re) and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this **25th** day of **January, 2024**.

Commission expires October 2, 2024

Paul F. O'Keefe
Paul F. O'Keefe, NOTARY PUBLIC



This instrument was prepared by:


Paul F. O'Keefe, O'Keefe Law Office,
77 W. Wacker Drive, Suite 4500, Chicago, IL 60601

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LEGAL DESCRIPTION

PARCEL 1: UNIT 43M IN THE NEWBERRY PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14. EAST OF TH THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DESCRIBED AS DOCUMENT 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 25773375, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph (e), Section 45, Real Estate Transfer Tax Law, 35 ILCS 200/31-1, et seq. X 

Signature of buyer, Seller, or representative

REAL ESTATE TRANSFER TAX	29-Jan-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

{Susan D. Mazaheri}

{Paul F. O'Keefe}

{1100 Hohlefelder Road}

{77 W. Wacker Drive, Suite 4500}

{Glencoe, IL, 60022}

{Chicago, Illinois 60601}

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STATEMENT BY GRANTOR AND GRANTEE

GRANTOR

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 JANUARY 25, 2024

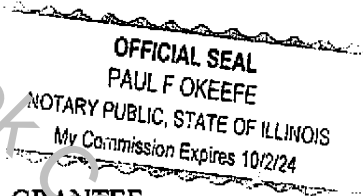
Signature: *M. Magdoni*
Grantor or Agent

Dated JANUARY 25, 2024

Signature: *Susan D. Magdoni*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor(s)
this 25th day of January 2024.

Paul F. O'Keefe
NOTARY PUBLIC Paul F. O'Keefe



GRANTEE

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 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.

Date JANUARY 25, 2024

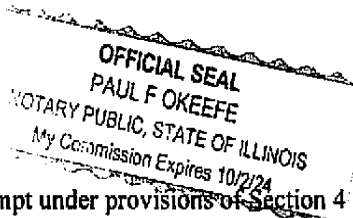
Signature: *Susan D. Magdoni*
Grantee or Agent

Date JANUARY 25, 2024

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee(s)
this 25th day of January 2024.

Paul F. O'Keefe
NOTARY PUBLIC Paul F. O'Keefe



(attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)