



\*2414230046\*

**DEED IN TRUST  
(Illinois)**

Doc# 2414230046 Fee \$93.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/21/2024 12:25 PM  
PAGE: 1 OF 4

THE GRANTOR, **Volkan Selen**, not married, of Palatine, of the County of Cook, and State of Illinois, for and in consideration of Ten 00/100---Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto:

**Volkan Selen**, as trustee under a trust agreement dated the 7th day of September, 2011, and known as the **Volkan Selen Declaration of Trust** and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

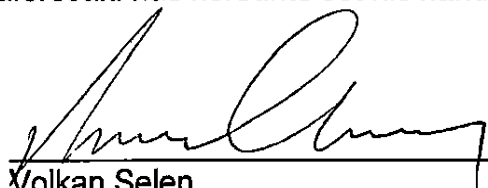
Permanent Index Number: 02-15-112-038-0000

Address of real estate and Grantee: 758 N. Walden Drive, Palatine, Illinois, 60067

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.

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.

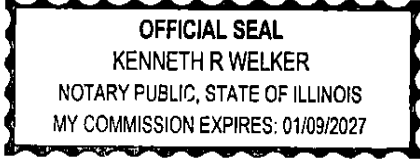
In Witness Whereof, the grantor aforesaid has hereunto set his hand and seals this 26th day of January, 2024.

  
\_\_\_\_\_  
Volkan Selen (SEAL)

S  
D  
S  
S  
SC  
INT JP

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )





I, KENNETH R. WELKER, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Volkan Selen**, not married, is 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 he signed, sealed and delivered the said instrument as his 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 official seal this 26th day of January, 2024.

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

This instrument was prepared by:  
Kenneth R. Welker  
Attorney at Law  
4880 Euclid Avenue  
Palatine, Illinois 60067  
(847) 934-8700

| REAL ESTATE TRANSFER TAX  |   | 21-May-2024                    |      |
|---|---|--------------------------------|------|
|  |  | COUNTY:                        | 0.00 |
|   |   | ILLINOIS:                      | 0.00 |
|   |   | TOTAL:                         | 0.00 |
| 02-15-112-038-0000  |   | 20240501604737   0-928-359-728 |      |

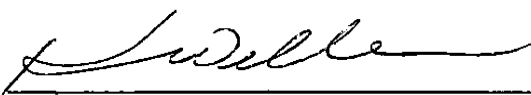
MAIL TO:  
Kenneth R. Welker  
Attorney at Law  
4880 Euclid Avenue  
Palatine, IL 60067

SEND TAX BILL TO:  
Volkan Selen  
758 N. Walden Drive  
Palatine, IL 60067

State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

Dated this 26th day of January, 2024.

  
\_\_\_\_\_  
Signature of Grantor/Grantee or their Representative

# UNOFFICIAL COPY

## EXHIBIT "A"

Legal Description for: 758 N. Walden drive, Palatine, IL 60067

PARCEL I: That portion of Lot 12 in Timberlake Estates, being a Subdivision of the Northwest 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in the Village of Palatine, in Cook County, Illinois, lying West of the following described line: commencing at the Southwest corner of said Lot 12, thence North 90 degrees 00 minutes 00 seconds East 28.40 feet along the South line of said Lot 12 for the point of beginning; thence North 00 degrees 00 minutes 00 seconds East 3.90 feet to an exterior corner of a brick and frame building, thence North 00 degrees 00 minutes 00 seconds East 2.10 feet along the exterior surface of said building to an exterior corner of said building, thence North 90 degrees 00 minutes 00 seconds West 0.42 feet to the center line of a party wall common to Units No. 756 and 258, thence North 00 degrees 00 minutes 00 seconds East 27.99 feet along the center line of said party wall, thence North 90 degrees 00 minutes 00 seconds East 0.50 feet to an exterior corner of said building, thence North 00 degrees 00 minutes 00 seconds East 29.01 feet along the exterior surface of said building and its prolongation thereof to a point on the North line of said Lot 12 for the Northerly terminus of said line.

PARCEL II: A nonexclusive easement for ingress and egress as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and Homeowners Association recorded May 2, 1990 as Document No. 90201697, in Cook County, Illinois.

Permanent Index Number: 02-15-112-038-0000

Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

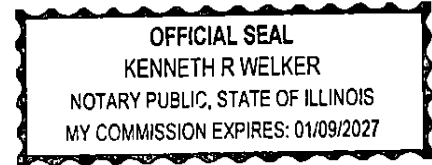
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 26, 2024

Signature \_\_\_\_\_

Subscribed and sworn to before me by the said Grantor / Agent this January 26, 2024.

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



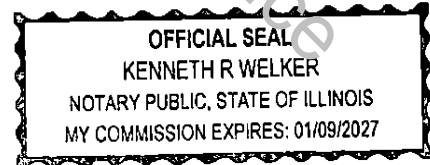
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 26, 2024

Signature \_\_\_\_\_

Subscribed and sworn to before me by the said Grantee / Agent this January 26, 2024.

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.)