

UNOFFICIAL COPY

REC'D 10/18/94  
PROPERTY TAX  
14833875

04533575

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR SHAHNAZ KHAVIDI, divorced  
and not since remarried

Village of Morton Grove

of the County of Cook and State of Illinois  
for and in consideration of One and 00/100 (\$1.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT OR QUIT CLAIMS) unto

Shahnaz Khavidi, as Trustee  
7011 Beckwith  
Morton Grove, IL 60053

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 17th day of May, 1994 and known as ~~XXXX~~  
~~XXXX~~ Shahnaz Khavidi referred to in said trust agreement, regardless of the number of trustees, 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 legal description attached as Exhibit "A".

Permanent Real Estate Index Number: 10-18-105-030

Address(es) of real estate: 7011 Beckwith, Morton Grove, IL 60053

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part  
thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as  
desired; to contract to sell, to grant option 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 successor 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 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 property, or any part thereof, in whole or in part; to grant easements or charges of any  
kind; to release, convey or assign any right, title or interest in or about the management 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 herein specified, at any time or times hereafter.

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 is 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, and (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 us, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 or such, but only an interest  
in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the  
certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar  
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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

day of September 19 94

(SEAL)

Shahnaz Khavidi  
7011 Beckwith, Morton Grove, IL 60053  
SHAHNAZ KHAVIDI (SEAL)

State of Illinois, County of Cook ss.

OFFICIAL SEAL  
MARILYN CHRISTINE KIRBY  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAY 27, 1996

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that SHAHNAZ KHAVIDI, DIVORCED AND NOT SINCE REMARRIED  
personally known to me to be the same person whose name is subscribed to the  
aforesaid instrument, appeared before me this day in person, and acknowledged that she signed  
said and delivered the said instrument as her free and voluntary act, for the uses and purposes  
herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this

7th day of September 19 94

Commission expires May 27 19 96

Marilyn Christine Kirby  
Marilyn Christine Kirby  
527 Linden Avenue, Wilmette, IL  
(NAME AND ADDRESS)

This instrument was prepared by Marilyn C. Kirby, 527 Linden Avenue, Wilmette, IL 60091

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Marilyn C. Kirby, Esq.  
527 Linden Avenue  
Wilmette, IL 60091  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Shahnaz Khavidi, Trustee  
7011 Beckwith  
Morton Grove, IL 60053  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

APPLICABLE RECORDING OR REVENUE STAMPS HERE

This transaction is exempt under SEC. 4  
paragraph e of the Real Estate Transfer  
Act. Consideration less than \$100.00.

Marilyn C. Kirby, Attorney  
9/2/94

EXEMPT PURSUANT TO SECTION 4-115  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 01952  
DATE 9-15-94  
ADDRESS 7011 Beckwith  
Morton Grove, IL 60053  
Marilyn C. Kirby

25 SB

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

94933575

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Exhibit A'

LOT 35 IN NINTH ADDITION TO MILLS PARK ESTATES, BEING MILLS & SONS  
SUBDIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1954  
AS DOCUMENT NUMBER 15998101 AMENDED BY A CERTIFICATE OF CORRECTION  
RECORDED AS DOCUMENT NUMBER 16137627, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office  
94833878

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Property of Cook County Clerk's Office

94833875

# UNOFFICIAL COPY

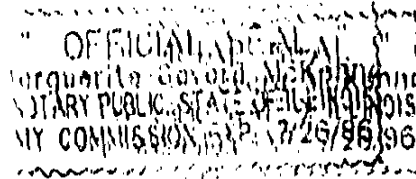
## STATEMENT BY GRANTOR AND GRANTEE

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 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 7/1, 1994

Signature: Marilyn C. Kistaj  
Grantor or Agent

Subscribed and sworn to before me the said Marilyn C. Kistaj this 1st day of September, 1994.  
Margaret S. ...  
Notary Public

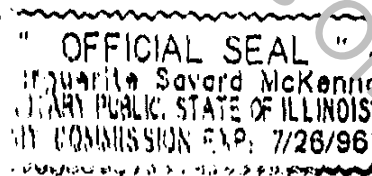


The grantee or his agent affirms and certifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/1, 1994

Signature: Marilyn C. Kistaj  
Grantor or Agent

Subscribed and sworn to before me by the said Marilyn C. Kistaj this 1st day of September, 1994.  
Margaret S. ...  
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 Act.)

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