

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

15:10  
31.06  
0.50  
15:31

THIS INDENTURE WITNESSETH, that the Grantor

Mohammad Taghi Fallah, married to Nancy Fallah

97459652

COOK COUNTY  
RECORDER  
JESSE WHITE  
MARKHAM OFFICE

0003 MCH  
RECORDIN Y  
POSTAGES Y  
97459652 #  
0003 MCH

06/25/97

06/25/97

(Reserved for Recorder's Use Only)

of the County of Cook and State of IL for and in consideration of ~~ten~~ dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the Beverly Trust Company, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 1st day of October, 1991,

known as Trust Number 74-2129, the following described real estate in the County of Cook and State of Illinois, to-wit:

### LEGAL DESCRIPTIONS ATTACHED HERETO AND MADE A PART HEREOF

Exempt under the terms of Paragraph 15.  
Section 1.111, Illinois Tax Code  
Date: 3/20/97

VILLAGE OF PARK FOREST  
VILLAGE CLERK  
Kathleen J. Jones  
EXEMPTION APPROVED

Permanent Tax Number: attached list

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 presenti or futuro, 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, 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.

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

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Street address of above described property:

3620 Western, Park Forest, IL 60466; 139 Hemlock #25-2, Park Forest, IL 60466  
UNIT #24-4

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31.50  
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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 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 as 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 his hand and seal this 20th day of March, 19 97.

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS I, Rosemary Mazur a Notary Public in and for said County,  
COUNTY OF COOK in the state aforesaid, do hereby certify that

Mohammad Tazhi Fallah, married to Nancy Fallah

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.

"OFFICIAL SEAL  
ROSEMARY MAZUR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/30/97

Given under my hand and Notarial Seal this 20th day of March, 19 97.

*Rosemary Mazur*  
\_\_\_\_\_  
Notary Public

Mail this recorded instrument to:

Beverly Trust Company  
10312 S. Cicero Avenue  
Box 90  
Oak Lawn, Illinois 60453

Mail future tax bills to:

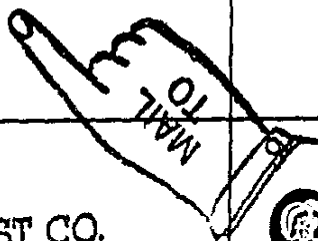
*GEM Properties*  
*P.O. Box 724*  
*Matteson IL 60443*

This instrument prepared by:

BEVERLY TRUST CO.  
4350 Lincoln Hwy.  
Matteson, IL 60443

 Beverly Trust Company

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## LEGAL DESCRIPTIONS

PARCEL 1. Unit 24-4 together with its undivided percentage interest in the common elements in Glen Arbor in Park Forest Condominium as delineated and defined in the Declaration recorded as Document Number 22234903, in the Northeast 1/4 of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3620 Western, Park Forest, IL 60466  
P. I. N. 31-36-200-025-1158

PARCEL 2. Unit 25-2 as delineated on the Condominium area plat of survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 22234904, of that part of Block 3, lying East of the following described line: Commencing on the West line of Block 3, a distance of 339.16 feet South West of the Northeast point of Block 3, as measured along said West line; thence South 56 degrees 16 minutes East 220.99 feet on a line making an angle of 93 degrees 07 minutes 55 seconds from Southeast to the Northeast with the cord of the West line curve; thence South 12 degrees 15 minutes 40 seconds East 180 feet; thence South 1 degree 44 minutes 12 seconds West 691.42 feet to the South line of said Block 3, all in the Subdivision of Area 'H', a Subdivision of part of the South East 1/4 and part of the Northeast 1/4 of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, which Condominium area plat of survey is recorded simultaneously with the Declaration of Condominium Ownership and of easements, covenants, and restrictions for Glen Arbor in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 22234903; together with the percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, and the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby, in Cook County, Illinois.

Commonly known as: 139 Hemlock, Park Forest, IL 60466  
P. I. N. 31-36-200-025-1164

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 5-20, 1997.

[Signature]  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK )

Subscribed and sworn to before me this 20 day of March, 1997

My commission expires: )  
                          ) "OFFICIAL SEAL"  
                          ) ROSEMARY MAZUR  
                          ) NOTARY PUBLIC, STATE OF ILLINOIS  
                          ) MY COMMISSION EXPIRES 07/01/97  
\*\*\*\*\*

[Signature]  
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 7-20, 1997.

[Signature]  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK )

Subscribed and sworn to before me this 20 day of March, 1997

My commission expires: )  
                          ) "OFFICIAL SEAL"  
                          ) ROSEMARY MAZUR  
                          ) NOTARY PUBLIC, STATE OF ILLINOIS  
                          ) MY COMMISSION EXPIRES 07/01/97  
\*\*\*\*\*

[Signature]  
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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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