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1999-06-29 10:14:13
Cook County Recorder 25.50

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, ISAK B. KURT, a/k/a ISAHAK KURTJIAN and NERGIS KURTJIAN, his wife, Unit 202, 920 East Old Willow Road, Prospect Heights, Illinois, County of Cook, and the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Warrant unto ROSE CROWE LIVING TRUST, its successor or successors as Trustee under the provisions of a trust agreement dated _____, the following described real estate in the County of Cook and State of Illinois, to wit:

3/13

Unit 920-202 together with its undivided percentage interest in the common elements in Willow Woods Condominium as delineated and defined in the declaration recorded as document number 24826422, in the Northeast 1/4 of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 1998 and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

Property Address: Unit 202, 920 East Old Willow Road, Prospect Heights, IL 60070

P.I.N. 03-24-202-027-1114

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 in 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 198

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Cook County Clerk's Office

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 real estate 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 relations 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 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 compiled 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 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 all amendments thereof, if any, 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 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 reregistered, 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 cases made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statues of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

STATE TAX



STATE OF ILLINOIS

JUN. 28, 99

COOK COUNTY

000004388 #

REAL ESTATE TRANSFER TAX
0008300
FP326700

UNOFFICIAL COPY

99622939

In Witness Whereof, the grantor(s) aforesaid has hereunto set _____ hand(s) and seal(s) this 28th day of June, 1999.

Isak B. Kurt a/k/a Isahak Kurtjian

Nergis Kurtjian

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 ISAK B. KURT, a/k/a ISAHAK KURTJIAN and NERGIS KURTJIAN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 office seal, this 28th day of June, 1999.



Julie Robles
Notary Public

MAIL TO:

Alan S. Levin
144 West Washington Street
Chicago, IL 60602
134 N. LaSalle #720

SEND SUBSEQUENT TAX BILLS TO:

Rose Crowe Living Trust
Unit ~~252~~ 910 E. Old Willow Road
Prospect Hts., IL 60070

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 28. 99

REVENUE STAMP

REAL ESTATE TRANSACTION TAX
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9137000000
FP326679