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DEED IN TRUST



Doc#: 0522427001
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/12/2005 09:39 AM Pg: 1 of 4

THE GRANTORS, RAJAT MALHOTRA and CHRISTY MALHOTRA, husband and wife, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant unto RAJAT MALHOTRA and CHRISTY ANN MALHOTRA of Chicago, Illinois, as Co-Trustees under the provisions of a trust agreement entitled the "Christy Ann Malhotra Revocable Trust" dated the 28th day of July 2005 (hereinafter referred to as "the trustee" 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, State of Illinois, to wit:

Legal Description: See Attached "**Exhibit A**"

Permanent real estate index number(s): 14-19-308-038-0000 and 14-19-308-039-0000

Address: 2338 W. Roscoe, Unit 3E and Parking P-3
Chicago, Illinois 60618

Exempt under real estate transfer tax law 35-ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Heidi Brevan 7/28/05
Agent Date:

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.

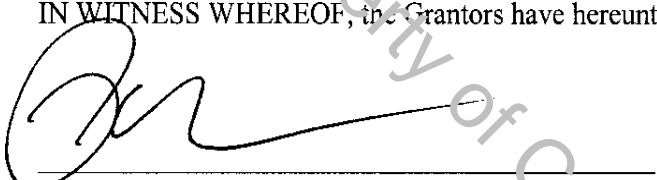
Full power and authority are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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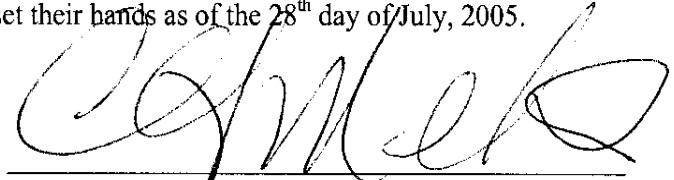
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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any 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 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 28th day of July, 2005.



RAJAT MALHOTRA



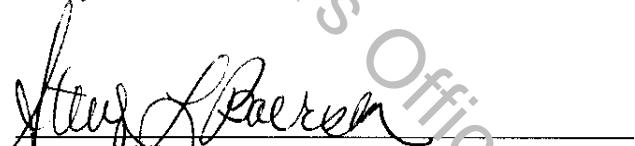
CHRISTY MALHOTRA

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Steven L. Baerson, a Notary Public in and for Cook County, Illinois, do hereby certify that Rajat Malhotra and Christy Malhotra, 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 free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, as of the 28th day of July, 2005.





Notary Public

This instrument was prepared by Steven L. Baerson, One N. LaSalle St., Suite 1350, Chicago, Illinois 60602.

Please return this document after recording to: 

Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle St., Suite 1350
Chicago, IL 60602

Send subsequent tax bills to:
Dr. and Mrs. Rajat Malhotra
2338 W. Roscoe, Unit 3E
Chicago, Illinois 60618

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EXHIBIT A

Legal description:

PARCEL 1:

UNIT 3E IN THE 2338 W. ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 26 AND 27 IN BLOCK 8 IN C.T. YERKES' SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼, THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF, EAST OF THE THIRD PRINCIPAL MERIDIAN), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0319734103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0319734103.

Subject to language:

"(a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements of Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

"There was no tenant in the unit, and therefore the tenant had no right of first refusal.

"Grantor also hereby grants to the grantee, its successors and assigns, as rights and easement appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

"This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length hererin."

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STATEMENT OF 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.

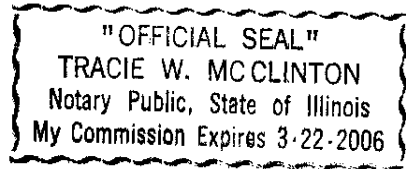
Dated: July 28, 2005

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 28th day of July, 2005

Notary Public: *Tracie W. McClinton*



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.

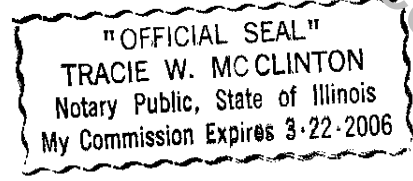
Dated: July 28, 2005

Signature: *Steven L. Baerson*
Grantee Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 28th day of July, 2005

Notary Public: *Tracie W. McClinton*



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.