

# UNOFFICIAL COPY

## DEED IN TRUST

(Illinois)



Doc#: 0716649104 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2007 04:12 PM Pg: 1 of 5

### MAIL TO:

Robert. G. Whitley, Jr., P.C.  
15028 S. Des Plaines Street  
Plainfield, IL 60544



### SEND SUBSEQUENT TAX BILLS TO:

Santokh S. Hansra and Manjeet Hansra  
2341 River Woods Drive  
Naperville, Illinois 60565

### RECORDER'S STAMP

THE GRANTORS: SANTOKH S. HANSRA AND MANJEET K. HANSRA, husband and wife, of the City of Naperville, County of Will, State of Illinois, and in consideration of Ten and no hundredths DOLLARS (\$10.00) and other good and valuable considerations in hand paid CONVEY and QUITCLAIM unto MANJEET K. HANSRA or SANTOKH S. HANSRA, TRUSTEE OR THEIR SUCCESSORS IN TRUST, UNDER THE MANJEET K. HANSRA LIVING TRUST, dated March 2, 2007, and any amendments thereto, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### **(SEE ATTACHED LEGAL DESCRIPTION)**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent index number(s) 14-21-307-047-1105

Property Address: 3180 N. Lake Drive, Unit 13, Chicago, IL 60657  
Grantees Address: 2341 River Woods Drive, Naperville, Illinois 60565.

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 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

# UNOFFICIAL COPY

commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 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 changes 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, (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.

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 grantors 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, provided for the exemption of homesteads from sale on execution or otherwise.

# UNOFFICIAL COPY

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals  
this 27<sup>th</sup> day of March 2007.

Santokh S. Hansra  
SANTOKH S. HANSRA

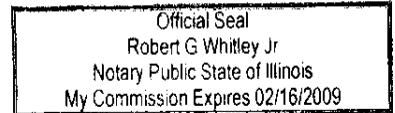
Manjeet K. Hansra  
MANJEET K. HANSRA

STATE OF ILLINOIS           )  
  ) SS.  
COUNTY OF WILL           )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY THAT SANTOKH S. HANSRA and MANJEET K. HANSRA  
are 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 including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27<sup>th</sup> day of March 2007.

(Seal) R. G. Whitley, Jr.  
NOTARY PUBLIC



My commission expires on \_\_\_\_\_, 20\_\_\_\_.

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS  
TRANSFER STAMPS

EXEMPT under provision of Paragraph E  
Section 4, Real Estate Transfer Act.

R. G. Whitley, Jr.

\*\*This conveyance must contain the name and  
address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-2020) and name and  
address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

THIS INSTRUMENT PREPARED BY:  
Robert G. Whitley, Jr.  
ATTORNEY AT LAW  
15028 S. DES PLAINES STREET  
PLAINFIELD, ILLINOIS 60544

MAIL                           TAX BILL TO:  
Mr. and Mrs. Santokh S. Hansra  
2341 River Woods Drive  
Naperville, Illinois 60565

# UNOFFICIAL COPY

## Legal Description

for

3440 North Lake Shore Drive, Unit 10-G  
Chicago, Illinois 60657

P.I.N. 14-21-307-047-1105

UNIT NO. 10 "G", IN 3440 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATES: LOTS 1 AND 2 IN OWNERS DIVISION OF THAT PART OF LOT 26 (EXCEPT THE WESTERLY 200 FEET THEREOF) LYING WESTERLY OF SHERIDAN ROAD IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1979 AND KNOWN AS TRUST NUMBER 45940 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25106295, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

00154700

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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.

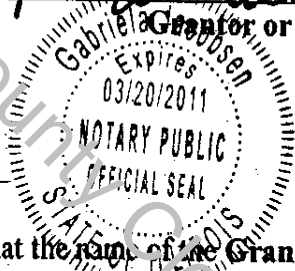
Dated May 22, 2007

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said

this 27 day of May, 2007

Notary Public [Handwritten Signature]



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 May 27, 2007

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said

this 22 day of May, 2007

Notary Public [Handwritten Signature]



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.

(Attached 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.)