



DEED IN TRUST

Doc#: 0801539071 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/15/2008 10:31 AM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

GHANSHYAM B. PATEL
Married to Krishna Patel
1140 Apricot
Hoffman Estates, IL 60169

(The Above Space For Recorder's Use Only)

of the City/Village of Hoffman Estates, County of Cook, State of Illinois, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to GHANSHYAM B. PATEL of 1140 Apricot Street, Hoffman Estates, Illinois, as Trustee(s), under the terms and provisions of a certain Trust known as the GHANSHYAM B. PATEL DECLARATION OF TRUST NUMBER ONE dated the 14 day of March 2007, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See attached Exhibit "A" for legal description.) * UNMARRIED

Permanent Index Number (PIN): 07-15-202-012

Address of Real Estate: 1140 APRICOT STREET, HOFFMAN ESTATES, IL 60169

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee,

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

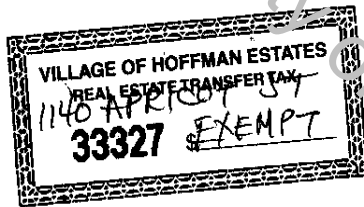
DATED this 14 day of MARCH, 2007.

[Signature] (SEAL) _____ (SEAL)
Ghanshyam B. Patel

NOT HOMESTEAD PROPERTY AS TO KRISHNA PATEL.

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 GHANSHYAM B. PATEL, married to Krishna Patel 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.



Given under my hand and official seal, this 14th day of March, 2007



[Signature]
Notary Public

This Instrument was prepared by: Dennis W. Hoorstra, 100 W. Roosevelt Rd., B-8, Wheaton, IL 60187
Mail To: Dennis W. Hoorstra, 100 W. Roosevelt Rd., B-8, Wheaton, IL 60187
Send Subsequent Tax Bill To: Ghanshyam B. Patel, 1140 Apricot Street, Hoffman Estates, IL 60169

This Document Exempt Under Provision of Paragraph 4 Section E, Real Estate Transfer Act.

Date: 3-14-07

Signature: [Signature]

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 24, BLOCK 3 OF HOFFMAN ESTATES I, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ AND THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE HIGGINS ROAD ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS, ON AUGUST 5, 1955 AS DOCUMENT NUMBER 1612242.

Property of Cook County Clerk's Office

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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 3-14, 2007

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grant this 14 day of March, 2007.

Notary Public Jennifer Hyland



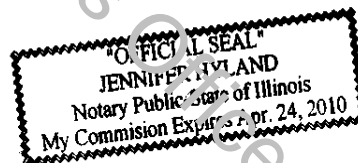
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-14, 2007

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grant this 14 day of March, 2007.

Notary Public Jennifer Hyland



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 Tax Act.)