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DEED IN TRUST

Doc#: 0908331033 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/24/2009 10:22 AM Pg: 1 of 5

THE GRANTOR, Malini B. Patel of 655 W. Irving Park Rd., Unit 2303, Chicago, IL 60613 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys unto: Malini B. Patel as Trustee of the Malini B. Patel Declaration of Trust dated December 1, 2007 of 655 W. Irving Park Rd., Unit 2303, Chicago, IL 60613 the property situated in the County Of Cook in the State of Illinois, as legally described on Exhibit "A" attached hereto

PIN: 14-21-101-054-1343 and 14-21-101-054-1760

Address: 655 W. Irving Park Road Unit 2303 & C-35, Chicago, IL 60613

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 agreements set forth.

Full power and authority is hereby granted to said trustees 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 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 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 option 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.

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In no case shall any party dealing with the trustees 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 trustees, 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 agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said trust agreements 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 agreements or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 trusts, 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 said trusts. 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 3rd day of December, 2007.

Malini B. Patel
Malini B. Patel

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STATE OF ILLINOIS }
 } SS
COUNTY OF DUPAGE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bhupendra M Patel and Cathy P. Patel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the presence of the subscribing witnesses, 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 official seal this 3rd day of December, 2007.

Wendy M Modelski
Notary Public



*Exempt under provisions of Paragraph e, Section 31-45, Property Tax Code.

December 3, 2007

Byron L. Faermark
Byron L. Faermark, agent

This Instrument was prepared by: Norbert Mindel, Faermark, Mindel & Williams, LLC, 1900 S. Highland, Ave., Suite 100, Lombard, IL 60148

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Byron L. Faermark
Faermark, Mindel & Williams, LLC
1900 S. Highland Ave., Suite 100
Lombard, IL 60148

Malini B. Patel, Trustee
655 W. Irving Park Rd., Unit 2303
Chicago, IL 60613



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EXHIBIT "A"
LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT(S) 2303 AND C-35 IN PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED 10-31-01, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 001102878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-21-101-054-1343 and 14-21-101-054-1760

Address: 655 W. Irving Park Road, Unit 2303 & C-35, Chicago, IL 60613

Property of Cook County Clerk's Office

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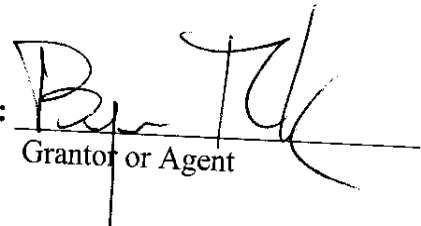
STATEMENT BY GRANTOR

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: December 3, 2007

Signature: _____

Grantor or Agent



Subscribed and sworn to before me by the said Agent this 3rd day of December, 2007


Notary Public



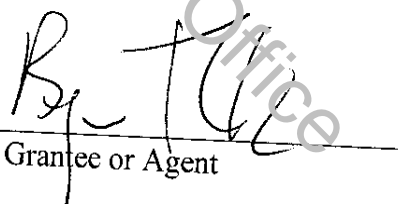
STATEMENT OF GRANTEE

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.

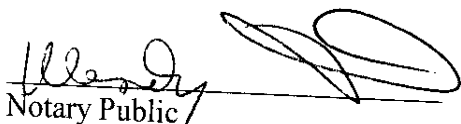
Dated: December 3, 2007

Signature: _____

Grantee or Agent



Subscribed and sworn to before me by the said Agent this 3rd day of December, 2007


Notary Public

