

DEED IN TRUST
(ILLINOIS)

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Doc#: 1000549025 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2010 12:46 PM Pg: 1 of 3

THE GRANTOR(s) Ramesh B. Trivedi & Mrudula R.
Trivedi, husband and wife,

of the County of Cook and State of Illinois for and in
consideration of \$10.00----- Dollars, and other good and
valuable consideration in hand paid, Convey and (WARRANTY/
QUITCLAIM___) unto Trivedi 2009 Declaration of Trust
1411 S. Chestnut, Mount Prospect, Illinois 60056,

(NAME AND ADDRESSES OF GRANTEE)

as TRUSTEE under the provisions of a trust agreement dated the
31 day of December, 2009, (hereinafter referred to as "said Trustee,"
Regardless of the number of Trustees,) and unto all and every successor
Or successors in trust said trust agreement, the following described real
Estate in the County of Cook and State of Illinois, to wit:

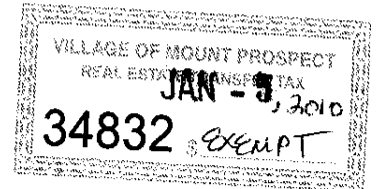
Lot One Hundred Seventy Four (174) In Elk Ridge Villa Unit No. 3,
Being a Subdivision in the Southwest Quarter (1/4) of Section 14, and
In the Southeast Quarter (1/4) of Section 15, all in Township 41,
Range 11, east of the Third Principal Meridian according to Plat thereof
Registered in the office of the Registrar of Titles of Cook County,
Illinois, on August 30, 1962 as Document Number 2052946.

Exempt under Real Estate transfer Tax Law 35 ILCS 200/31-4.5 sub par E and Cook County Ord 93-0-27- par 4.

Date 12-31-09 Sign: Mrudula R. Trivedi

Permanent Real Estate Index Number: 08-14-308-006-0000

Address of real estate: 1411 S. Chestnut, Mount Prospect, Illinois 60056,



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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
commence in praesenti or in futuro, and upon any terms and for any periods of time, not exceeding in 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 purchases 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

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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, leases 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, 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 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 successor 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 waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid has hereunto set their hands and seals the 31 day of December 2009.

Mrs. Ramesh B. Trivedi

Ramesh B. Trivedi

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 Ramesh B. Trivedi and Mrudula Trivedi personally known to me to be the same person(s) whose name(s) is 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 official seal, this 31 day of December 2009.

[Signature]
Notary Public



This instrument was prepared by Gregory Popek, 912 Wilshire, Wheeling, Illinois 60090.

Gregory Popek
Mail to 912 Wilshire
Wheeling, Il. 60090

SEND SUBSEQUENT TAX BILLS TO:
Mr. & Mrs. Ramesh B. Trivedi
1411 S Chestnut
Mount Prospect, Illinois 60056

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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 12-31, 2009

Roger B. Trivedi

Signature: *Mehul R. Trivedi*
Grantor or Agent

Subscribed and sworn to before me
By the said *JAMISH & MADHUR TRIVEDI*
This 31, day of DECEMBER, 2009
Notary Public *[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 title to real estate under the laws of the State of Illinois.

Date 12-31, 2009

Roger B. Trivedi

Signature: *Mehul R. Trivedi*
Grantee or Agent

Subscribed and sworn to before me
By the said *JAMISH & MADHUR TRIVEDI*
This 31, day of DECEMBER, 2009
Notary Public *[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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)