

UNOFFICIAL COPY

DEED IN TRUST (Illinois)



Doc#: 1001456007 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2010 11:27 AM Pg: 1 of 3

THE GRANTORS, Shyam Bhatia and Raj Bhatia, husband and wife, of the County of Will and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto:

Shyam Bhatia
14666 Aster Lane
Homer Glen, Illinois 60491

as Trustee under the provisions of a trust agreement dated the 14th day of October, 2009 and known as Trust Number One (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, an undivided fifty percent (50%) interest in the following described real estate, in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

UNIT NUMBER 5331-2 IN THE WINSTON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 12 AND 13 IN BLOCK 29 IN HYDE PARK, A SUBDIVISION OF SECTION 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25595181 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 20-11-416-038-1011

Address of real estate: 5331 S. Dorchester, Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances and on 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, street, 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 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 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.

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

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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, hers or their predecessors 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, providing for the exemption of homesteads from sale on execution or otherwise.

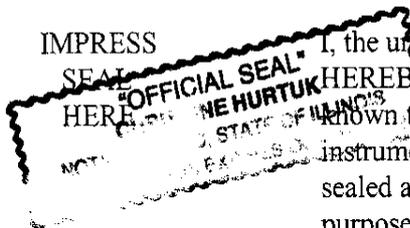
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 5th day of

January ~~2009~~ 2010

Shyam D. Bhatia (SEAL)
SHYAM BHATIA

Raj Bhatia (SEAL)
RAJ BHATIA

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 SHYAM BHATIA and RAJ BHATIA 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of January, 2010

Commission expires 20 Christine Hurtuk
NOTARY PUBLIC



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par 4(e).

Dated: 01-05-2010 Sign: Shameer Carlson, as agent

This instrument was prepared by Myron Kantor, KANTOR & APTER, LTD., 650 Dundee Road, Suite 160, Northbrook, Illinois 60062

AFTER RECORDING, MAIL TO:
Myron Kantor
Kantor & Apter, Ltd.
650 Dundee Road, Suite 160
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Shyam Bhatia, Trustee
14666 Aster Lane
Homer Glen, Illinois 60491

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his/her agent affirms that, to the best of his/her 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, 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: 01-05-²⁰¹⁰~~2009~~

Shyam d. Bhatia
SHYAM BHATIA

Subscribed and Sworn to before me
this 5th day of January, ²⁰¹⁰~~2009~~

Raj Bhatia
RAJ BHATIA

Christine Hurtuk
Notary Public



The grantee or his/her 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.

Dated: 01-05-²⁰¹⁰~~2009~~

Shyam d. Bhatia
SHYAM BHATIA, Trustee

Subscribed and Sworn to before me
the said Grantor this 5 day of
January, ~~2009~~ ²⁰¹⁰

Christine Hurtuk
Notary Public



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.