

UNOFFICIAL COPY



DEED IN TRUST

MAIL TO:

AMIN LAW OFFICES, LTD.
1900 E. Golf Road – Suite 950
Schaumburg, IL 60173

Doc#: 1225634042 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2012 10:12 AM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Rajinder K. Sachdeva and Neena Sachdeva,
Co-Trustees of the Rajinder K. Sachdeva Living Trust
And the Neena Sachdeva Living Trust
1409 Logan Street
Schaumburg, IL 60193

THE GRANTORS, **RAJINDER SACHDEVA** and **NEENA SACHDEVA**, husband and wife, of 1409 Logan Street, Schaumburg, IL 60193, for and in consideration of One Dollar and Other Good and Valuable Consideration in hand paid, convey and quitclaim a one-half undivided interest to: Rajinder K. Sachdeva and Neena Sachdeva (husband and wife), as Cotrustees, of 1409 Logan Street, Schaumburg, IL 60193, under the provisions of a trust agreement dated July 28, 2012 and known as the **RAJINDER K. SACHDEVA LIVING TRUST dated July 28, 2012**, of which Rajinder K. Sachdeva is the primary beneficiary; and a one-half undivided interest to Neena Sachdeva and Rajinder K. Sachdeva (husband and wife), as Cotrustees, of 1409 Logan Street, Schaumburg, IL 60193, under the provisions of a trust agreement dated July 28, 2012, and known as the **NEENA SACHDEVA LIVING TRUST dated July 28, 2012**, of which Neena Sachdeva is the primary beneficiary; said beneficial interests to be held as **TENANCY BY THE ENTIRETY**, and unto all and every successor or successors in trust under said trust agreements, **GRANTEES**, the following described Real Estate, to-wit:

(See Attached Exhibit A for Legal Description)

Property Index Number: 07-34-104-030-0000
Commonly known as: 1409 Logan Street, Schaumburg, IL 60193

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or

UNOFFICIAL COPY

be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 28th day of July, 2012.

Rajinder Sachdeva (seal)
Rajinder Sachdeva

Neena Sachdeva (seal)
Neena Sachdeva

EXEMPT UNDER PROVISIONS OF SECTION 31-45(b) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

7/28/2012 Dated Jayal Amin Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Rajinder Sachdeva** and **Neena Sachdeva**, each in their own right, personally known to me to be the persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

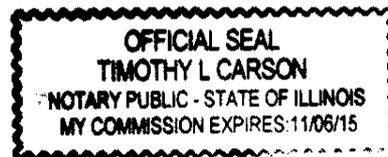
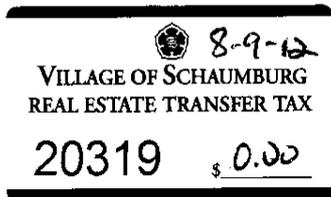
Given under my hand and Notarial Seal, this 28 day of July, 2012.

Timothy L. Carson
Notary Public

This instrument was prepared by*:

Jayal Amin, AMIN LAW OFFICES, LTD., 1900 E. Golf Road – Suite 950, Schaumburg, IL 60173

*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.



UNOFFICIAL COPY

EXHIBIT A

Legal Description

Lots 19, 20 and 21 in Block 6 in N.D. Shively and Company's Roselle Highlands being a subdivision of the South 1/2 of the Northwest 1/4 in Section 34, Township 41 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 assignment of beneficial interest in land trust is either a. natural person, and 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 July 28, 2012 Signature: [Signature] ^{*} Nancy Sachdev
Grantor or Agent

Subscribed and sworn to before
Me by the said [Signature]
this 28 day of July,
2012.

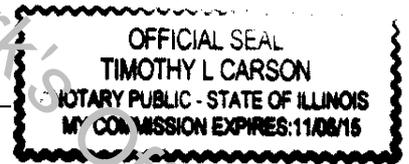


NOTARY PUBLIC [Signature]

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 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.

Date July 28, 2012 Signature: [Signature] [>] Nancy Sachdev
Grantee or Agent

Subscribed and sworn to before
Me by the said ABOVE
This 28 day of July,
2012.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)