

# UNOFFICIAL COPY

<b>Deed In Trust ILLINOIS</b>
PREPARED BY: Robert L. Canel
2800 W. Higgins Road, Suite 180 Hoffman Estates, IL 60169
MAIL TO: Mihir A. Acharya 744 West Rosiland Drive Palatine, IL 60074
NAME & ADDRESS OF TAXPAYER: Mihir A. Acharya 744 West Rosiland Drive Palatine, IL 60074



Doc#: 1301555065 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/15/2013 10:46 AM Pg: 1 of 3

Above Space for Recorder's Use Only

ACCOMMODATION - SURETY

THE GRANTOR(s) Mihir A. Acharya and Vaishali P. Acharya, husband and wife, of the City of Palatine, County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto Mihir Acharya and Vaishali Acharya, as Trustees of the Mihir and Vaishali Acharya Revocable Trust dated July 12, 2008 (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, the following described real estate in the County of Cook and State of Illinois, to Wit:

Lot 3 in Dunhaven Woods South Subdivision, a subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded March 7, 2001 as Document No. 0010177887, and Certificate of Correction recorded December 19, 2002 as Document No. 0021413888, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 02-03-105-029  
Address(es) of Real Estate: 744 West Rosiland Drive, Palatine, IL 60074

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 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 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

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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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

DATED this 5 day of ~~December, 2012~~ <sup>3</sup> ~~Jan~~, <sup>2</sup> ~~Jan~~, 2013

Please SEAL Mihir Acharya SEAL Vaishali Acharya  
 Print or type Mihir Acharya Vaishali Acharya  
 Names below  
 Signatures SEAL \_\_\_\_\_ SEAL \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Mihir A. Acharya and Vaishali P. Acharya, husband and wife, personally known to me to be the same person s whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of ~~December, 2012~~ <sup>January, 2013</sup>

[Signature]  
 NOTARY PUBLIC



Exempt under provisions of paragraph e Section 4 of the real estate transfer act

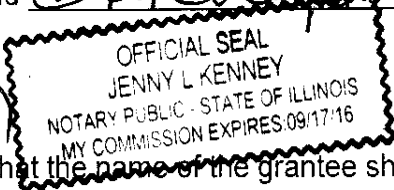
[Signature] / Agent 1/5/13  
 Grantor or Grantee Signature Date

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## Statement by Grantor and Grantee

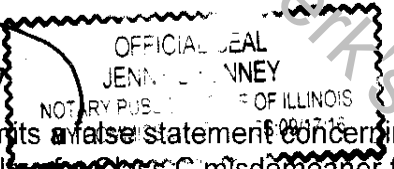
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1/5, 2013 Signature Sue Whitehall  
Grantor or Agent  
Subscribed and sworn to before me by the said Sue Whitehall this 5th  
day of January, 2013  
Notary Public Jenny L Kenney



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 and hold title to real estate under the laws of the State of Illinois.

Dated 1/5, 2013 Signature Sue Whitehall  
Grantee or Agent  
Subscribed and sworn to before me by the said Sue Whitehall this 5th  
day of January, 2013  
Notary Public Jenny L Kenney



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act. 1.