

UNOFFICIAL COPY

**ILLINOIS STATUTORY
DEED IN TRUST
TENANTS BY THE ENTIRETY**

MAIL TO: William F. Kelley
KELLEY, KELLEY & KELLEY
1535 West Schaumburg Road, Suite 204
Schaumburg, IL 60194

SEND SUBSEQUENT TAX BILLS TO
Parag A. Majmudar and Sonali P. Majmudar
34 Willow Bay Drive
South Barrington, Illinois 60010



Doc#: 1506319044 **Fee:** \$42.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 10:13 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the GRANTORS, PARAG A. MAJMUDAR and SONALI P. MAJMUDAR, tenants by the entirety, of the Village of South Barrington, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to PARAG A. MAJMUDAR and SONALI P. MAJMUDAR, as Co-Trustees under the terms and provisions of a certain Trust Agreement dated the 1st day of May, 2006, and designated as the PARAG A. MAJMUDAR TRUST, and SONALI P. MAJMUDAR and PARAG A. MAJMUDAR, as Co-Trustees under the terms and provisions of a certain Trust Agreement dated the 1st day of May, 2006, and designated as the SONALI P. MAJMUDAR TRUST, whose address is 34 Willow Bay Drive, South Barrington, Illinois, (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, or who may be legally appointed, as TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Lot 17 in Willow Bay Subdivision, being a subdivision of the East 1/2 of the North East 1/4 of Section 34, Township 42 North, Range 09 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as reserved in Plat of Subdivision recorded November 14, 1973 as Document 22544597 for ingress and egress over "X" areas.

PERMANENT TAX NUMBER: 01-34-202-017-0000

ADDRESS OF REAL ESTATE: 34 Willow Bay Drive, South Barrington, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

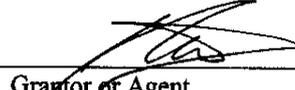
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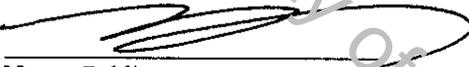
STATEMENT BY GRANTOR AND GRANTEE

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: 2-20-15

Signature 
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent on the date above written.


Notary Public

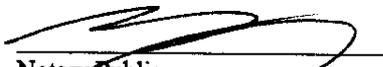


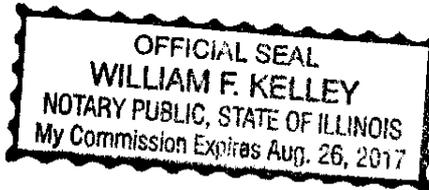
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2-20-15

Signature 
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.


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.

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