

UNOFFICIAL COPY

DEED TO TRUST
QUIT-CLAIM DEED
MAIL TO:
Gurdev Singh
36804 N. Deerview Drive
Lake Villa, Illinois 60046



Doc#: 1514949146 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2015 12:17 PM Pg: 1 of 6

NAME & ADDRESS OF TAXPAYER:
Gurdev Singh
36804 N. Deerview Drive
Lake Villa, Illinois 60046

THE GRANTOR, GURDEV SINGH, married to Manjeet Singh (f/k/a Manjeet Kaur), of 36804 N. Deerview Drive, city of Lake Villa, County of Lake, State of Illinois, for and in consideration of ten and 00/100 dollars, and other valuable consideration, conveys and quit-claims to GURDEV SINGH, married to Manjeet Singh (f/k/a Manjeet Kaur), his successor or successors, as trustee under the GURDEV SINGH TRUST DATED MARCH 23, 2015, not as tenant in common but as joint tenants with the MANJEET SINGH TRUST DATED MARCH 23, 2015, his undivided one-half (1/2) interest in the following described real estate in the County of Cook, State of Illinois:

(See Addendum A)

Address of Real Estate: 813B McHenry Road, Wheeling, Illinois 60090

referred to as the real estate, to have and to hold the real estate with its appurtenances on the trusts and for the purposes here and in the trust agreement set forth (any conflict between this Deed To Trust and the trust agreement set forth shall be resolved in favor of the trust agreement set forth).

Full authority is granted to trustee:

- 1) To improve, manage, protect, subdivide, and re-subdivide the real estate or any part of it;
- 2) To dedicate parks, streets, highways or alleys, and to vacate any subdivision or part of it;
- 3) To contract to sell or exchange; to grant options to purchase; to sell on any terms; and to convey either with or without consideration;
- 4) To convey the real estate or any part of it to a successor or successors in trust, and to grant to these successor or successors in trust all of the title, estate, powers, and authorities vested in trustee;
- 5) To donate, to dedicate, to mortgage or otherwise encumber the real estate or any part of it;
- 6) To lease the real estate or any part of it, in possession or reversion, on any terms and for any period, or periods of time; and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions of them;
- 7) 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 or fixing the amount of present or future rentals;
- 8) To execute grants of easements or charges of any kind;
- 9) To release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it;

UNOFFICIAL COPY

- 10) To deal with title to the real estate and every part of it in any way and for consideration that would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways specified above.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by the trustee be obliged to see to the application of any purchase-money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease, or other instrument of this type:

- (a) That at the time of delivery, the trust created here and by the trust agreement was in full force and effect,
- (b) That the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries,
- (c) That trustee was authorized to execute and deliver every deed, trust deed, lease, mortgage, or other instrument of this type, and
- (d) If the conveyance is made to a successor or successors in trust, that the 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 predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

If the title to any of the above lands is registered now or in the future, the Registrar of Titles is directed here not to register or note in the certificate of title or duplicate of it, or memorial, the words "interest" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in this case.

Grantors expressly waive and release all rights or benefits under and by virtue of all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise. (This is not Homestead Property)

DATED this 8th day of April, 2015.

Gurdev Singh (SEAL)
GURDEV SINGH

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, GURDEV SINGH, married to Manjeet Singh (f/k/a Manjeet Kaur), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 8th day of April, 2015.

Commission Expires: 7-17-16 Jeff A Sannes
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT

Mark E. Carpenter DATE: 4/8/15
Buyer, Seller or Representative

This instrument was prepared by Mark E. Carpenter, P.O. Box 1152, Waukegan, Illinois 60079.
**This conveyance must contain the name and address of the Grantee for tax billing purposes:
(Chap. 55 ILCS 5/3-5020) and the name and address of the person preparing the instrument:
(Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

ADDENDUM A

LEGAL DESCRIPTION

Parcel 1:

THE SOUTHERLY 20.0 FEET OF THE NORTHERLY 75.85 FEET OF LOT 6 IN COLONIAL HILLS, BEING A SUBDIVISION IN THE SOUTH WEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EASTERLY 10.0 FEET OF THE WESTERLY 20.0 FEET, AS MEASURED ALONG THE SOUTHERLY LINE, OF THE SOUTHERLY 30.0 FEET, AS MEASURED ALONG THE WESTERLY LINE OF LOT 6 IN COLONIAL HILLS, BEING A RESUBDIVISION IN THE SOUTH WEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 3:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED JUNE 24, 1963 AND RECORDED JULY 30, 1963 AS DOCUMENT NUMBER 18868668 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 28093, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-03-301-113-0000

Property Address: 813B McHenry Road, Wheeling, IL 60090

UNOFFICIAL COPY

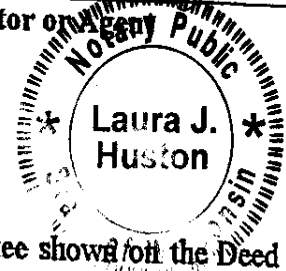
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 20th MAY, 2015

Signature: Gurdev Singh
Grantor or Agent

Subscribed and sworn to before me
By the said GURDEV SINGH
This 21st day of May, 2015.
Notary Public Laura J. Huston



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 21st May, 2015

Signature: Manjeet K. Singh
Grantee or Agent

Subscribed and sworn to before me
By the said Manjeet K. Singh
This 21st day of May, 2015.
Notary Public Laura J. Huston



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.)

UNOFFICIAL COPY



2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 813-B McHenry Road (03-03-301-113-0000) has paid in full all water, sewer, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Angela Peters
 Name: Angela Peters
 Title: Financial Services Coordinator
 Date: 5/19/2015

Property of Cook County Clerk's Office