

UNOFFICIAL COPY



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

Doc#: 1514949147 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2015 12:21 PM Pg: 1 of 6

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

THE GRANTOR, MANJEET SINGH(f/k/a Manjeet Kaur), married to Gurdev Singh, 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 MANJEET SINGH(f/k/a Manjeet Kaur), married to Gurdev Singh, her successor or successors, as trustee under the MANJEET SINGH TRUST DATED MARCH 23, 2015, not as tenant in common but as joint tenants with the GURDEV SINGH TRUST DATED MARCH 23, 2015, her undivided one-half (1/2) interest in the following described real estate in the County of Cook, State of Illinois, to wit:

(See Addendum A)

Address of Real Estate: 1255 S. State Street, Unit #717 and Parking Space R214, Chicago, IL 60605

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 12 day of May, 2015.

Manjeet K Singh (SEAL)
MANJEET SINGH (f/k/a Manjeet Kaur)

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, MANJEET SINGH(f/k/a Manjeet Kaur) , married to Gurdev Singh, 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 she signed, sealed and delivered the said instrument as her 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 12 day of May, 2015.

Commission Expires: 7.17.16 Jeffrey A Sannes
Notary Public



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

Mark E. Carpenter DATE: 4-30-15
Buyer, Seller or Representative

This instrument was prepared by Mark E. Carpenter, P.O. Box 7152, 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:

UNIT 717 AND R214 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VISION ON STATE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0716222081, AS AMENDED FROM TIME TO TIME IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 41, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0716222081.

Permanent Index Number(s): 17-22-100-039-1039(AFFECTS UNIT 717)
17-22-100-039-1267(AFFECTS UNIT R214)

Property Address: 1255 S. STATE ST. UNIT 717
CHICAGO, ILLINOIS 60605
COOK COUNTY

May. 22. 2015 2:23PM

No. 0884 P. 1/1

UNOFFICIAL COPY

VISION

Vision On State Condominium Association

May 22, 2015

Sent via Facsimile to Gurdev Singh (262) 878-9775

Subject: Unit 717 and Parking Unit R214

To Whom It May Concern:

Regarding Unit 717 and Parking Unit R214 at Vision On State Condominium Association, located at 1255 S. State Street, Chicago, Illinois.

The assessments for Unit 717 (\$510.26 per month) and Parking Unit R214 (\$57.74 per month) are paid in full through May 31, 2015.

Vision On State Condominium Association maintains master metered accounts with the City of Chicago Water Department. Account #853639-622255 is paid in full as of this date.

Also, the Vision On State Condominium Association does not have the right of first refusal.

Should you require additional information, please contact the Management Office at (312) 922-3995. Thank you.

Yours truly,



Elisa M. Barrios, Managing Agent
Property Manager, Vision On State Condominium Association

UNOFFICIAL COPY

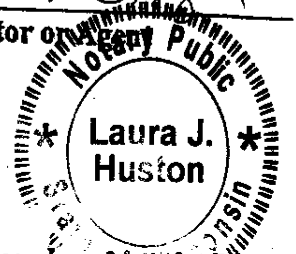
STATEMENT BY GRANTOR AND GRANTEE

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 21st MAY, 2015

Signature: Gurdev Singh
Grantor or Agent Public

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 Public

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.)