

UNOFFICIAL COPY



**DEED INTO TRUST
TENANCY BY THE ENTIRETY
Husband and Wife**

Doc#: 1622149024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2016 03:44 PM Pg: 1 of 5

RETURN TO: ANNE C. GROW
Attorney At Law
830 W. 22ND Street, #236
Lake Zurich, IL 60047

SEND SUBSEQUENT TAX

BILLS TO:

Mihir K. and Neha M. Patel
23 Prairie Lane
Orland Park, IL 60467

THE GRANTOR(S), **NEHA M. PATEL AND MIHIR K. PATEL**, husband and wife, of 23 Prairie Lane, City of Orland Park, Illinois 60467 for and in consideration of Ten and no/100ths (\$10.00) dollars, and other good and valuable consideration in hand paid, convey and quit claim to **MIHIR K. PATEL AND NEHA M. PATEL**, husband and wife, as co-trustees of the provisions of a Declaration of Trust dated **JULY 6, 2016** and known as **THE PATEL FAMILY DECLARATION OF REVOCABLE TENANCY BY THE ENTIRETY LIVING TRUST** of 23 Prairie Lane, Orland Park Illinois and of which **MIHIR M. PATEL AND NEHA M. PATEL**, husband and wife, are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety. Said beneficial interest to be held not as tenants in common, not in joint tenancy but in tenancy by the entirety and to all and every successor or successors in trust under the Trust Agreement, the following described real estate in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

P.I.N.: 27-07-304-034-0000

Common Address: 23 PRAIRIE LANE, ORLAND PARK, IL 60467

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vest in the trustee; to donate, to

UNOFFICIAL COPY

dedicate, to mortgage, pledge or otherwise encumber the 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 present or in future, 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 to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 easement or charges of any kind; to release, convey, or assign any right, title or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

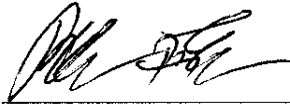
In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if 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, her 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 earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.

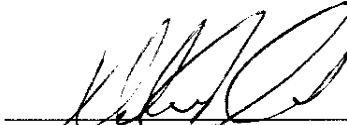
The grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY

The grantors have signed and sealed this deed this 6th day of July, 2016.



MIHIR PATEL

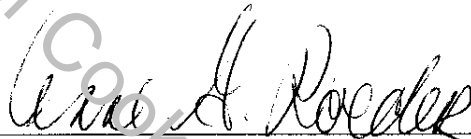


NEHA MIHIR PATEL

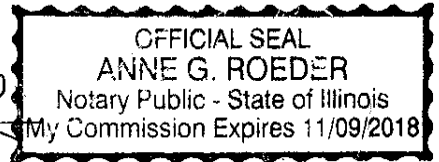
STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I the undersigned a notary public for the County and State above. I certify that **MIHIR K PATEL AND NEHA MIHIR PATEL**, husband and wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

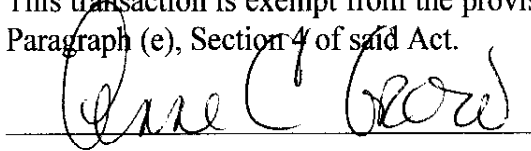
Dated: July 6, 2016



Notary Public



This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph (e), Section 4 of said Act.



Date: 7/6, 2016

This deed prepared by: Anne C. Grow, Attorney At Law, 836 W. Route 22, #236, Lake Zurich, Il 60047

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOT 23 IN SILO RIDGE ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ AND PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 27-07-304-034-0000

Common Address: 23 PRAIRIE LANE, ORLAND PARK, IL 60467

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 7 | 8 | 2016

SIGNATURE: *Anne Grow*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

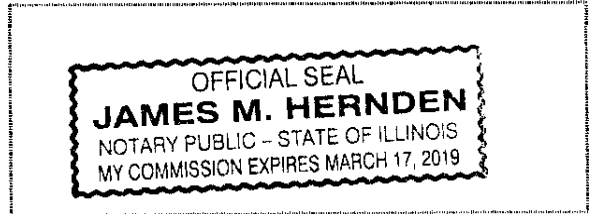
Subscribed and sworn to before me, Name of Notary Public: *James M Hernden*

By the said (Name of Grantor): *Anne Grow*

On this date of *July | 8th | 2016*

NOTARY SIGNATURE: *James M Hernden*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 | 8 | 2016

SIGNATURE: *Anne Grow*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

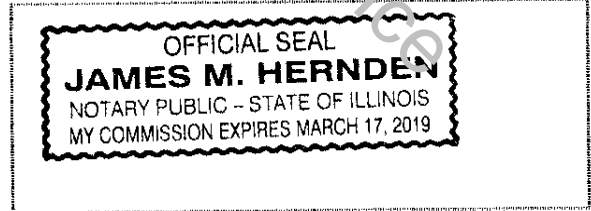
Subscribed and sworn to before me, Name of Notary Public: *James M Hernden*

By the said (Name of Grantee): *Anne Grow*

On this date of *July | 8th | 2016*

NOTARY SIGNATURE: *James M Hernden*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)