

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.  
Neither the publisher nor the seller of this form makes any warranty  
With respect thereto, including any warranty of merchantability or  
fitness for a particular purpose.

THE GRANTORS Chandrakant & Padma Panchal, a  
married couple,  
of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,  
Convey \_\_\_\_\_ and (WARRANT \_\_\_\_\_ /QUIT CLAIM \_\_\_\_\_)\* unto  
Panchal Family Trust  
dated August 18, 2016,

Chandrakant & Padma Panchal as trustee(s) under  
declaration of trust with the address of 1 Denali  
Ct. South Barrington, IL 60010

(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 62, IN WOODS OF SOUTH BARRINGTON PHASE 1, BEING A  
SUBDIVISION IN THE EAST HALF OF SECTION 28 AND THE  
NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED  
MARCH 28, 2007 AS DOCUMENT NUMBER 708715094, IN COOK  
COUNTY, ILLINOIS.

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS  
EXEMPT IN ACCORDANCE  
WITH THE PROVISION OF  
35ILCS 200/31-45(e).

Robert J. Mondo  
Grantor's Attorney

Permanent Real Estate Index Number(s): 01-28-408-006-0000

Address(es) of real estate: 1 Denali Ct., South Barrington, IL 60010

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, 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 or 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.



Doc# 1627816006 Fee \$44.25

RHSP FEE:\$9.00RPRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 09:57 AM PG: 1 OF 3

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 earnings 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal \_\_\_\_\_  
this 22 day of August, 2016

*Chandrakant B. Panchal*

Chandrakant B. Panchal

*Padma C. Panchal*

Padma C. Panchal



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Chandrakant & Padma Panchal, a married couple,

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

Given under my hand and official seal, this 22 day of August, 2016

Commission expires 3/30/18  
*Lisa M. Mondo*  
NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172

(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO

Robert J. Mondo  
(Name)  
P.O. Box 72668  
(Address)  
Roselle, IL 60172  
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

Chandrakant & Padma Panchal  
(Name)  
1 Denali Ct.  
(Address)  
South Barrington, IL 60010  
(City, State and Zip)

OR RECORDER'S OFFICE BOX

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 8/22, 2016 Signature: [Signature]

Subscribed and sworn to before me by the said Chandrabent B. Panchal Grantor

this 22 day of August, 2016.

NOTARY PUBLIC [Signature]



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 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.

Date 8/22, 2016 Signature: [Signature]

Subscribed and sworn to before me by the said Chandrabent B. Panchal Grantee

this 22 day of August, 2016.

NOTARY PUBLIC [Signature]



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.)