

# UNOFFICIAL COPY

**PREPARED BY:**

Alan E. Lechowicz, Esq.  
Alan E. Lechowicz & Associates, Ltd.  
1001 E. Chicago Avenue, #111  
Naperville, IL 60540



\*17013290750\*

Doc# 1701329075 Fee \$44.00

**MAIL TAX BILL TO:**

Hemant and Sangeeta Chavan  
3331 Timber Creek Lane  
Naperville, IL 60565

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2017 12:41 PM PG: 1 OF 4

**MAIL RECORDED DEED TO:**

Alan E. Lechowicz, Esq.  
Alan E. Lechowicz & Associates, Ltd.  
1001 E. Chicago Avenue, #111  
Naperville, IL 60540

## DEED IN TRUST

THE GRANTOR, **HEMANT M. CHAVAN** and **SANGEETA H. CHAVAN**, individually and as husband and wife, of the County of Will and the State of Illinois, for and in consideration of TEN (\$10.00) Dollars and other good and valuable considerations in hand paid, Conveys and Warrants unto **THE CHAVAN FAMILY TRUST u/a dated December 16, 2015, Hemant M. Chavan and Sangeeta H. Chavan, as Trustees**, of 3331 Timber Creek Lane, Naperville, Illinois 60565 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:

Parcel 1: Unit 809 and GU-185 together with its undivided percentage interest in the common elements in The Tower Residences Condominium, as delineated and defined in the Declaration recorded as Document Number 0020457530, in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Non-exclusive easements for the benefit of parcel one for pedestrian and vehicular ingress and egress as created in grant of access easements recorded 4/22/2002 as document no. 0020457528.

Parcel 3: The exclusive right to use Storage space S-74, a limited common element, as delineated on the survey attached to the declaration of condominium recorded as document no. 0020457530.

Commonly known as: 1322 South Prairie Condo 809, Chicago, IL 60605  
Permanent Index No.: 17-22-110-100-1074 and 17-22-110-100-1405

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, 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;

REAL ESTATE TRANSFER TAX 13-Jan-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-22-110-100-1074 | 20170101601746 | 1-005-401-280

REAL ESTATE TRANSFER TAX 13-Jan-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-22-110-100-1074 | 20170101601746 | 1-385-882-816

\* Total does not include any applicable penalty or interest due.

CCP 1/13/2017

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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; to lease 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 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 or 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.

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 obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 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 all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessors 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 to 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.

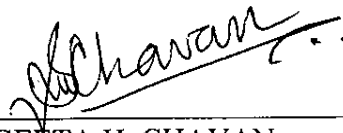
And the said Grantor\_ hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunder set his hand\_ and seal\_ this 3 day of December 2016.



HEMANT M. CHAVAN



SANGEETA H. CHAVAN

STATE OF ILLINOIS )

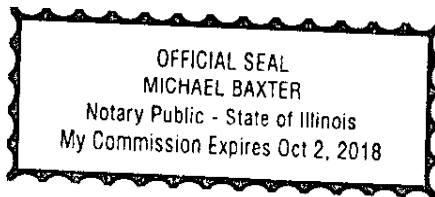
COUNTY OF Waukegan )

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HEMANT M. CHAVAN and SANGEETA H. CHAVAN, personally known to me to be the same persons whose names 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of December, 2016.

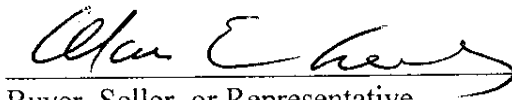
Commission Expires: 10/02/18

  
NOTARY PUBLIC

"Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act."

12/9/16

Date



Buyer, Seller, or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

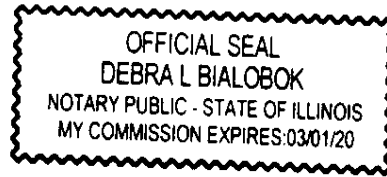
The grantor or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/13, 2016

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 13 day of Dec, 2016.

[Signature]  
Notary Public



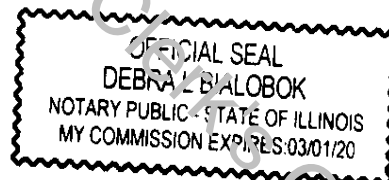
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/13, 2016

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 13 day of Dec, 2016.

[Signature]  
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).