

# UNOFFICIAL COPY

## DEED IN TRUST

The GRANTORS, **ERNEST C. SINGH** and **SHEELA M. SINGH**, A MARRIED COUPLE WHO RESIDE IN the **VILLAGE OF LINCOLNWOOD**, COUNTY OF **COOK**, State of Illinois, for and in consideration of Ten and 00/100 (\$10) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS AN UNDIVIDED 50% INTEREST IN THE PROPERTY REFERENCED BELOW TO **ERNEST C. SINGH** and **SHEELA M. SINGH** AS CO-TRUSTEES of the **ERNEST C. SINGH TRUST**, dated August 8, 2017, as amended from time to time, AND AN UNDIVIDED 50% INTEREST IN THE PROPERTY REFERENCED BELOW TO **SHEELA M. SINGH** and **ERNEST C. SINGH** AS CO-TRUSTEES of the **SHEELA M. SINGH TRUST**, dated August 8, 2017 as amended from time to time, and to any and all successors as Trustee(s) appointed under said Trust Agreements, or who may be legally appointed, Grantees, the following described real estate:



\*1724444069D\*

Doc# 1724444069 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2017 04:11 PM PG: 1 OF 4

**LEGAL DESCRIPTION:** LOT 35 (EXCEPT THE SOUTH 15 FEET) AND ALL OF LOT 36 IN BLOCK 2 IN LINCOLN AVENUE GARDENS SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED FEBRUARY 11, 1927, AS DOCUMENT NUMBER 9548461 IN COOK COUNTY, ILLINOIS.

**PIN:** 10-35-301-048-0000

**Address of Real Estate:** 6730 N. EAST PRAIRIE ROAD, LINCOLNWOOD, IL 60712

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant such successor or successors in trust the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, streets, highways or alleys, and to vacate any portions of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and the authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, rights, powers and duties of the preceding Trustee.

JP

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all of the persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiary of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or not in the Certificate of Title, duplicate thereof, memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 8 day of August, 2017

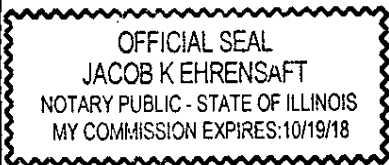
[Signature]  
ERNEST C. SINGH

DATED this 8th day of August, 2017

[Signature]  
SHEELA M. SINGH

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ERNEST C. SINGH and SHEELA M. SINGH, A MARRIED COUPLE WHO RESIDE IN the VILLAGE OF LINCOLNWOOD COUNTY OF COOK**, personally known to me to be the same persons whose names are subscribed to the forgoing 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 8 day of August, 2017  
Commission expires 10/19/2018  
[Signature]  
Notary Public

### CO-TRUSTEE ACCEPTANCE

The Grantees, **ERNEST C. SINGH and SHEELA M. SINGH**, personally known to me to be the CO-TRUSTEES of the **ERNEST C. SINGH TRUST**, dated August 8, 2017, as amended from time to time, hereby acknowledge and accept this conveyance into said trust. .

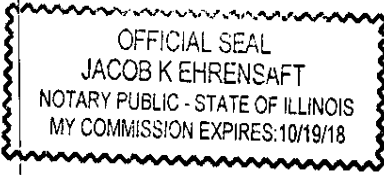
[Signature]  
ERNEST C. SINGH, as co-TRUSTEE of the  
ERNEST C. SINGH TRUST,  
dated August 8 2017, as amended from time to time.

[Signature]  
SHEELA M. SINGH., as co-TRUSTEE of the  
ERNEST C. SINGH TRUST,  
dated August 8 2017, as amended from time to time

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State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ERNEST C. SINGH** and **SHEELA M. SINGH** personally known to me to be the CO-TRUSTEES of the **ERNEST C.SINGH TRUST**, dated August 8 2017, as amended from time to time, aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such CO-TRUSTEES, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.



Given under my hand and official seal, this 8 day of August, 2017

Commission expires 10/19/18  
Jacob K Ehrensaft  
Notary Public

### CO-TRUSTEE ACCEPTANCE

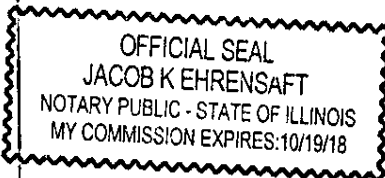
The Grantees, **SHEELA M. SINGH** and **ERNEST C. SINGH** personally known to me to be the CO-TRUSTEES of the **SHEELA M. SINGH TRUST**, dated August 8 2017, as amended from time to time, hereby acknowledge and accept this conveyance into said trust.

SHEELA M. SINGH  
**SHEELA M. SINGH**, as co-TRUSTEE of the **SHEELA M. SINGH TRUST**, dated August 8 2017, as amended from time to time.

ERNEST C. SINGH  
**ERNEST C. SINGH**, as co-TRUSTEE of the **SHEELA M. SINGH TRUST**, dated August 8 2017, as amended from time to time

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **SHEELA M. SINGH** and **ERNEST C. SINGH** personally known to me to be the CO-TRUSTEES of the **SHEELA M. SINGH TRUST**, dated August 8 2017, as amended from time to time, aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such CO-TRUSTEES, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.



Given under my hand and official seal, this 8 day of August, 2017

Commission expires 10/19/18  
Jacob K Ehrensaft  
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

August 8, 2017  
Dated

Jacob K Ehrensaft  
Attorney for Grantor

Prepared By & Mail To: Jacob K. Ehrensaft, Esq.  
LAW OFFICES OF JACOK K EHRENSAFT LLC  
241 Golf Mill Professional Building, STE 800  
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:  
**ERNEST & SHEELA SINGH**  
6730 N. EAST PRAIRIE ROAD  
LINCOLNWOOD, IL 60712

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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: August 8, 2017

Signed: [Signature]  
Grantor, ERNEST C. SINGH, individually

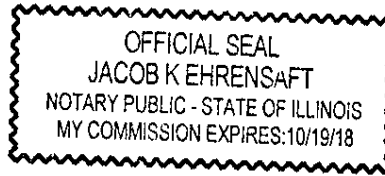
Dated: August 8th, 2017

Signed: [Signature]  
Grantor, SHEELA M. SINGH, individually

Subscribed and sworn to before me on

August 8, 2017

[Signature]  
Notary Public



The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: August 8, 2017

Signed: [Signature]  
Grantee, ERNEST C. SINGH, as co-trustee of the ERNEST C. SINGH TRUST dated August 8, 2017 as amended from time to time

Dated: August 8th, 2017

Signed: [Signature]  
Grantee, SHEELA M. SINGH, as co-trustee of the ERNEST C. SINGH TRUST dated August 8, 2017, as amended from time to time

Dated: August 8th, 2017

Signed: [Signature]  
Grantee, SHEELA M. SINGH, as co-trustee of the SHEELA M. SINGH TRUST, dated August 8, 2017, as amended from time to time

Dated: August 8, 2017

Signed: [Signature]  
Grantee, ERNEST C. SINGH, as co-trustee of the SHEELA M. SINGH TRUST, dated August 8, 2017, as amended from time to time

Subscribed and sworn to before me on

August 8, 2017

[Signature]  
Notary Public

