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QUIT CLAIM DEED INTO TRUST

Doc# 1733844037 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2017 11:42 AM PG: 1 OF 4

THE GRANTORS, Devindra L. Sharma and Usha R. Sharma, husband and wife, as tenants by the entirety, of the City of Burr Ridge, Cook County, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Devindra L. Sharma Trustee and Usha R. Sharma Trustee of the SHARMA FAMILY TRUST dated November 1, 2017, of 6652 Manor Drive, Burr Ridge, Illinois 60527, all interest in the following described Real Estate situated in Cook County, IL, to wit:

**** SEE ATTACHED EXHIBIT A ****

Permanent Real Estate Index Number(s): 18-30-300-~~054-1025~~ **054-1025**

Address(es) of Real Estate: 850 Village Center Drive, Unit 305, P-19 & P-57, S-30, Burr Ridge, Illinois 60527

This is not homestead property.

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 to such successor or successors in trust all 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, street, highways or alleys, and to vacate any portion 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 to 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 enquire into the powers and 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 agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all 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 beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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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 note in the Certificate of Title, duplicate thereof, or 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(s) hereby waive(s) and release(s) 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 17th day of November, 20 17.

• *D Sharma*
DEVINDRA L. SHARMA

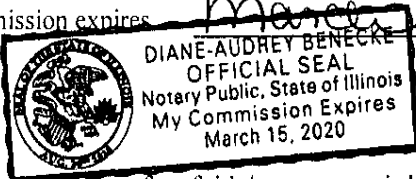
• *Usha Sharma*
USHA R. SHARMA

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, DEVINDRA L. SHARMA and USHA R. SHARMA, 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 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 17th day of November, 20 17.

Commission expires March 15, 20 20.



Diane-Audrey Benecke (Notary Public)

The foregoing transfer of title/conveyance is hereby accepted by Devindra L. Sharma and Usha R. Sharma of Burr Ridge, Illinois, as Trustee under the provisions of the Sharma Family Trust dated November 1, 2017.

• *D Sharma*
Devindra L. Sharma

• *Usha Sharma*
Usha R. Sharma

Prepared by:
JOHN L. ZAVISLAK
1 SOUTH 280 SUMMIT COURT C#2
OAKBROOK TERRACE, ILLINOIS 60181

Mail To:
JOHN L. ZAVISLAK
1 SOUTH 280 SUMMIT COURT C#2
OAKBROOK TERRACE, IL 60181

Name and Address of Taxpayer:
Devindra L. Sharma
6652 Manor Drive
Burr Ridge, Illinois 60527

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: 11/17/17

• *D Sharma*
Signature of Buyer, Seller, or Representative

• *Usha Sharma*
Signature of Buyer, Seller, or Representative

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EXHIBIT A Legal Description

UNIT 305 IN 850 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT 0814422089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-19 AND P-57, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-30, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

054-1025

P.I.N. 18-30-300-~~000000~~ (AFFECTS ADDITIONAL PROPERTY)

COMMONLY KNOWN AS:

850 VILLAGE CENTER DRIVE
UNIT 305, P-19 & P-57, S-30
BURR RIDGE, ILLINOIS 60527

A-1

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STATEMENT BY GRANTOR AND GRANTEE

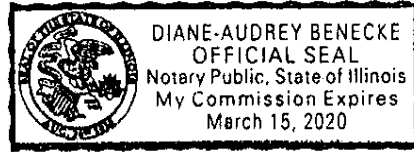
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 11/17/17

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN before me
this 17th day of November 2017

[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, 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: 11/17/17

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN before me
this 17th day of November 2017

[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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of Cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]