

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

THE GRANTOR, ONE STOP REALTY SERVICES, LLC, an Illinois Limited Liability Company, of 103 N. Staffire Dr., the Village of Schaumburg, IL 60194, the County of Cook and the State of Illinois, for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, Conveys and Quit Claims unto



Doc# 1822849378 Fee \$52.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/16/2018 02:46 PM PG: 1 OF 7

THE HARESH TULSIANI AND NEHA TULSIANI LIVING TRUST, Trustees of the Provisions of a declaration of trust, and known as THE HARESH TULSIANI AND NEHA TULSIANI LIVING TRUST, of which HARESH TULSIANI AND NEHA TULSIANI are the primary beneficiaries, Under the provisions of a trust agreement, and known as THE HARESH TULSIANI AND NEHA TULSIANI LIVING TRUST (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:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s):

07-20-400-017-1031

50 8-13-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

34858

\$ 0

Grantee's address: 103 N. Staffire Drive, Schaumburg, IL 60194

Address of real estate: 1436 Millbrook Court, Schaumburg, IL 60193

UNOFFICIAL COPY

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 re-subdivide 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; 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 terms 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 hereinafter; 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 other ways and for such other considerations as

UNOFFICIAL COPY

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 hereinafter.

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 obliged to see 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 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 success or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

UNOFFICIAL COPY

The interest in 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 in 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 to in trust, "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 grantors _____ 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 grantors have hereunto set their hands and seal this 12 day of July, 2018

[Signature] (SEAL)
ONE STOP REALTY SERVICES, LLC

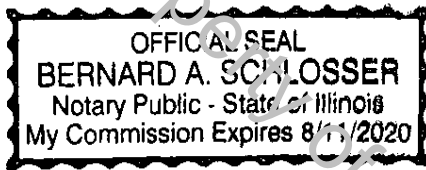
By its: Member

UNOFFICIAL COPY

State of Illinois)
) SS
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nareesh Tulsiani, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day and 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 18 day of July, 2018.



[Handwritten Signature]

Bernard A. Schlosser

This instrument was prepared by: Bernard A. Schlosser, Attorney,
 121 S. Bloomingdale Road, Suite 103
 Bloomingdale, Illinois 60108

MAIL TO:

Bernard A. Schlosser, Attorney
 181 S. Bloomingdale Road
 Bloomingdale, IL 60108

SEND SUBSEQUENT TAX BILLS TO:

One Stop Realty Services, LLC
 103 N. Staffire Drive
 Schaumburg, IL 60194

OR RECORDER'S OFFICE BOX NO _____

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub Paragraph (e) of Section 4, actual consideration is less than \$100.00.

Dated: 7-18-18

[Handwritten Signature]

Bernard A. Schlosser, Attorney
 181 S. Bloomingdale Road
 Bloomingdale, IL 60108

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 83 AS DELINEATED ON PLAT OF SURVEY OF THE NORTH 353.00 FEET AND THE WEST 366.44 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE RESPECTIVELY, OF LOT 2 IN WEATHERSFIELD COMMONS PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID WEST 366.44 FEET OF SAID LOT 2, IN THE SOUTH 341.12 FEET, AS MEASURED AT TRUST AGREEMENT TO THE SOUTH LINE OF SAID LOT AND EXCEPTING ALSO THE NORTH 43.52 FEET OF THE SOUTH 385.04 FEET, BOTH BEING AS MEASURED AT TRUST AGREEMENT TO SAID SOUTH LINE, OF THE EAST 104.0 FEET OF SAID WEST 366.44 FEET OF SAID LOT 2) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP MADE BY CAMPANELLI, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21854990 AND AS AMENDED TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OR RECORD PURSUANT OF THE SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Recorder'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: 7/18/18, 2018

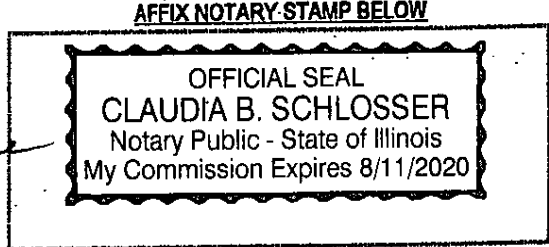
SIGNATURE: [Signature]
GRANTOR or AGENT

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: Claudia B. Schlosser
By the said (Name of Grantor): One Stop Realty Services LLC

On this date of: 7/18/18, 2018

NOTARY SIGNATURE: Claudia B. Schlosser



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: 7/18/18, 2018

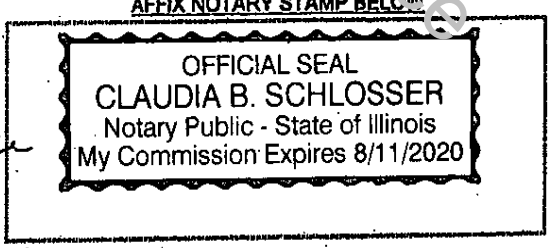
SIGNATURE: [Signature]
GRANTEE or AGENT

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: Claudia B. Schlosser
By the said (Name of Grantee): Trust

On this date of: 7/18/18, 2018

NOTARY SIGNATURE: Claudia B. Schlosser



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)