

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Amin Law Offices, Ltd.
1900 E. Golf Road – Suite 1120
Schaumburg, IL 60173

NAME & ADDRESS OF TAXPAYER:

Bina J. Gandhi Living Trust
1283 N. Portage Ave.
Palatine, IL 60067



THE GRANTOR, **BINA J. GANDHI**, a married woman, of 1283 N. Portage Ave., Palatine, IL 60067, for and in consideration of One Dollar and Other Good and Valuable Consideration in hand paid, conveys and quitclaims to Bina J. Gandhi and Jay M. Gandhi, as Trustees, of 1283 N. Portage Ave., Palatine, IL 60067, under the provisions of a trust agreement dated March 4, 2018 and known as the **BINA J. GANDHI LIVING TRUST** dated **March 4, 2018**, and any amendments thereto, and unto all and every successor or successors in trust under said trust agreement, GRANTEE, the following described Real Estate, to-wit:

(See Attached Exhibit A for Legal Description)

Property Index Number: 02-09-113-011-0000

Commonly known as: 1283 N. Portage Ave., Palatine, IL 60067

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances; of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested

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EXHIBIT A

Legal Description

LOT 1 IN NORTHPOINT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2006 AS DOCUMENT NUMBER 0626334074, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

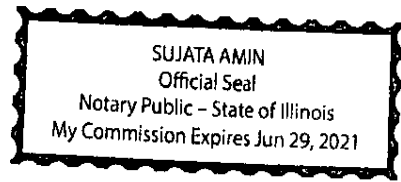
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3-4-2018

Signature: *Ramdi*
Grantor

Subscribed and sworn to before me by the said Grantor this 4th day of March 2018

Notary Public *J. A.*



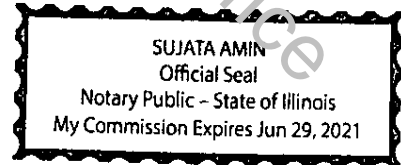
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 3-4-2018

Signature: *Ramdi*
Grantee

Subscribed and sworn to before me by the said Grantee this 4th day of March 2018

Notary Public *J. A.*



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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)