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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 600c7, for and in consideration of One Dollar and Other Good and Valuable Consideration in ha.d paid, conveys and quitclaims to Bina J. Gandhi and Jay M. Gandhi, as Trustees, of 1283 N. Fortage 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 the coo, 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., Paratine, IL 60067

situated in the County of Cook, in the State of Illinois, bereby 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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with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

IN WITNESS WH	EREOF, the Grantors have hereunto set their hands and seals on the seals of the sea	nis
	Ranelli'	
	BINA J. (GANDHI	
ACCEPTANCE BY GRA	ANTEE/TRUSTEES:	
	Jay M. Gandhi, as Trustees of BINA J. GANDHI LIVING TR by accept the conveyance of the property described in this instru	
Dandui	a Ll	
Bina J. Gandhi, Trustee	Jay M. Gandhi, Trustee	
EXEMPT UNDER PROTRANSFER TAX LAW,	OVISIONS OF SECTION 31-45(e) OF THE REAL EST 35 ILCs 200/31-45(e).	ATE
3-4-2018	Q #1-	
Dated	Buyer, Seller or Representative	
STATE OF ILLINOIS)) SS.	
COUNTY OF COOK		
that Bina J. Gandhi and	y public in and for the State and County aforesaid, do hereby c Jay M. Gandhi , each in his or her own right, and as Tru to be the person whose names are subscribed to the forest	stees,

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Bina J. Gandhi and Jay M. Gandhi**, each in his or her own right, and as Trustees, personally known to me to be the person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that be or she signed and delivered the said instrument as his or her free and voluntary act, and for the last and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 4th day of Narch 20 18.

SUJATA AMIN
Official Seal
Notary Public – State of Illinois
My Commission Expires Jun 29, 2021

Notary Public

This instrument was prepared by*:

Jayal Amin, AMIN LAW OFFICES, LTD., 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173 *This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

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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.



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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 - 20/8	Signature: Candu Grantor
Subscribed and sworn to before me by the said Grantor this 25th day of March 2018 Notary Public	SUJATA AMIN Official Seal Notary Public – State of Illinois My Commission Expires Jun 29, 2021

The grantee or his agent affirms and varifies 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.

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.)