



\*1833249151D\*

Doc# 1833249151 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2018 02:03 PM PG: 1 OF 3

THE GRANTORS, VINEET GUPTA and VIBHA GUPTA, husband and wife, Tenants by the Entirety, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM unto VINEET GUPTA and VIBHA GUPTA, 2236 Fielding Drive, Glenview, Illinois 60025, as CO-TRUSTEES under the provisions of a trust agreement dated the 26<sup>th</sup> day of November, 2018, and known as the "VINEET & VIBHA GUPTA LIVING TRUST, dated November 26, 2018" (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:

**The Above Space for Recorders Use Only**

Lot 9 in the Subdivision of Concord at the Glen Unit 1 recorded January 3, 2001 as Document number 0010004437 falling in that portion of Lot 37 in Glenview Naval Air Station Subdivision No. 2, being a subdivision of part of Sections 15, 21, 22, 23, 26, 27, 28 and 34 Township 42 North, Range 12, East of the Third Principal Meridian, recorded March 31, 1999 as Document Number 99313007, in Cook County, Illinois.

Permanent Index Number: 04-27-418-009-0000  
Address of Property: 2236 Fielding Drive, Glenview, Illinois 60026-7762

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 resubdivide 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 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 term 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 hereafter; to contract to make leases and to grant options to lease and options to renew leases and provisions thereof at any time or times hereafter; 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 it would be lawful for any persons owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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

The interest of 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 an 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 "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

# UNOFFICIAL COPY

And the said GRANTORS hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemptions of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTORS aforesaid have hereunto set their hands and seals this 26<sup>th</sup> day of November, 2018

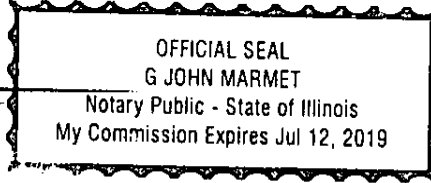
Vineet (SEAL)  
VINEET GUPTA

V. H. Gupta (SEAL)  
VIBHA GUPTA

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 VINEET GUPTA and VIBHA GUPTA, husband and wife, personally known to me to be the same persons whose names are subscribed to the fore going instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 26<sup>th</sup> day of November, 2018

G. John Marmet  
Notary Public (Commission Expires July 12, 2019)



Deed prepared by G. John Marmet, Esq., 950 Milwaukee Ave., # 318, Glenview, IL 60025.

Exempt under Real Estate Transfer Tax Law, 35 ILCS 200/31-45 subparagraph e, and Cook County Ordinance 93-0-27, paragraph e.

Dated: 26<sup>th</sup> day of November, 2018

Signed: Vineet  
VINEET GUPTA

The Co-Trustees of the above described Trust (as Grantees), on this day, November 26, 2018, acknowledge and accept this conveyance:

Vineet  
VINEET GUPTA, Co-Trustee, VINEET & VIBHA GUPTA LIVING TRUST, dated November 26, 2018

V. H. Gupta  
VIBHA GUPTA, Co-Trustee, VINEET & VIBHA GUPTA LIVING TRUST, dated November 26, 2018

**Mail to:**  
G. John Marmet, Esq.  
950 Milwaukee Avenue, Suite 318  
Glenview Illinois 60025

**Address of Property:**  
(not part of above deed)  
2236 Fielding Drive  
Glenview, Illinois 60026-7762

**Send Subsequent tax bills to:**  
VINEET & VIBHA GUPTA  
2236 Fielding Drive  
Glenview, Illinois 60026-7762

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

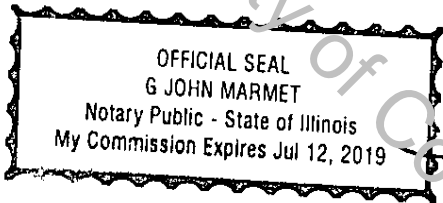
As required by §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 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: November 26, 2018

Signature *Vincent*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this day, November 26, 2018



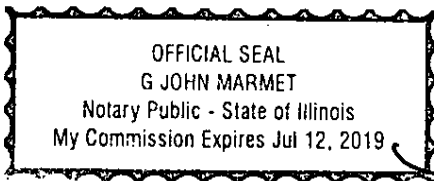
*G. John Marmet*, Notary Public  
My Commission expires July 12, 2019

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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 26, 2018

Signature *Vincent*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this day, November 26, 2018



*G. John Marmet*, Notary Public  
My Commission expires July 12, 2019

**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 the provisions of the Illinois Real Estate Transfer Tax Act.: (35 ILCS 200/Art. 31)