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DEED IN TRUST

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Doc# 1902545018 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2019 10:44 AM PG: 1 OF 3

THE GRANTOR (NAME AND ADDRESS)

Kantilas K. Patel and Hasumati Kantilal Patel, husband and wife 1538 N. Kennicott Avenue Arlington Heights, IL 60004

(The Above Space For Recorder's Use Only)

of the City of Arlington Heights, County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10.00) -- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Kantilal K. Patel and Hasumati K. Patel as Trustee_s, under the terms and provisions of a certain Trust Agreement dated the day of November, 18, and designated as Trust No. V16517 **, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.) **known as the Kantilal K. Patel and Hasumati K. Patel Joint Declaration of Trust Permanent Index Number (PIN): 03-19-112-004-0000

Address(es) of Real Estate: 1538 N. Kennicott Avenue, Arlington Heights, IL 60004

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 herein, 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 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 instrument 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.

DOCUMENT EXEMPT FROM ALL FEES 11-28-2018

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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. 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 and release any and all right and benefit under and by virtue of the Statues Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 28th day of NOVEMBER 20 18

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) (SEAL) Kantilal K. Patel (SEAL) Hasumati Kantilal Patel (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid. DO HEREBY CERTIFY that Kantilal K. Patel and Hasumati Kantilal Patel personally known to me to be the same person s 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 28 day of NOVEMBER 20 18

Commission expires 10-8-20 21 Patricia A. Gilman NOTARY PUBLIC

This instrument was prepared by James C. Vito, 1480 Renaissance Dr., #209, Park Ridge, IL (NAME AND ADDRESS)

Legal Description

Lot 435 in Hasbrook Subdivision Unit 5, a Subdivision of part of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 19, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded February 9, 1960 as Document 17778451 in Cook County, Illinois.

REAL ESTATE TRANSFER TAX 25-Jan-2019

Table with 2 columns: Tax Category (COUNTY, ILLINOIS, TOTAL) and Amount (0.00)

03-19-112-004-0000 | 20181201657795 | 0-655-151-520

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: James C. Vito (Name), Ponticelli & Vito (Address), 1480 Renaissance Dr., #209 (Address), Park Ridge, IL 60068 (City, State and Zip); Kantilal K. Patel & Hasumati K. Patel (Name), 1538 N. Kennicott Avenue (Address), Arlington Heights, IL 60004 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

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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 December 11, 2018

Signature: Melissa Vrana
Grantor or Agent



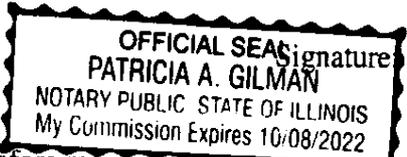
Subscribed and sworn to before me
By the said Grantor
This 11th day of December, 2018
Notary Public Patricia A. Gilman

Kantilal K. Patel
Hasumati K. Patel

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 December 11, 2018

Signature: Melissa Vrana
Grantee or Agent



Subscribed and sworn to before me
By the said Grantee
This 11th day of December, 2018
Notary Public Patricia A. Gilman

Kantilal K. Patel and Hasumati K. Patel
Trust No. V16517 dated November 28th 2018

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