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This Document Prepared By:

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Doc# 1918906066 Fee \$81.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/08/2019 10:38 AM PG: 1 OF 4

**After Recording, Return and
Mail Tax Statements To:**

RAJ BETKERUR and Vidullata Betkerur, as co-Trustees
429 Garden Circle
Streamwood, IL IL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED IN TRUST

The Grantors,

RAJASHEKAR BETKERUR and VIDULLATA BETKERUR, husband and wife,

Whose mailing address is 429 Garden Circle, Streamwood, IL ;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

RAJ BETKERUR and VIDULLATA BETKERUR, as co-Trustees of THE BETKERUR LIVING TRUST, U/A dated June 14, 2019, the GRANTEE,

Whose mailing address is 429 Garden Circle, Streamwood, IL;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 4 IN ARLINGDALE LAKES UNIT 2, BEING A RESUBDIVISION OF LOT 3 IN LADD'S GARDEN QUARTER STREAMWOOD BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 06-13-317-004

Site Address: 429 Garden Circle, Streamwood, IL. 60107

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. **The beneficial interest in said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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, to pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time

08-Jul-2019	0.00	0.00	0.00
COUNTY:	0.00		
ILLINOIS:	0.00		
TOTAL:	0.00		
06-13-317-004-0000	20190701622798	1-444-128-864	

REAL ESTATE TRANSFER TAX



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to time, in possession or reversion, by leases to commence in present or in future, 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 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 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 person 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 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 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.

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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors, as aforesaid, hereunto sets their hands and seals this 14th day of June, 2019.



RAJ BETKERUR

RAJ ASHEKAR

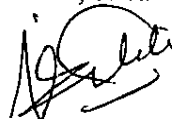
The foregoing transfer of title/conveyance is hereby accepted by RAJ BETKERUR F/K/A RAJASHEKAR BETKERUR and VIDULLATA BETKERUR, of 429 Garden Circle, Streamwood, IL as co-Trustees under the provisions of THE BETKERUR LIVING TRUST.



RAJ BETKERUR,
Trustee, as aforesaid



VIDULLATA BETKERUR



VIDULLATA BETKERUR,
Trustee, as aforesaid

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this June 14, 2019, by RAJ BETKERUR F/K/A RAJASHEKAR BETKERUR and VIDULLATA BETKERUR.

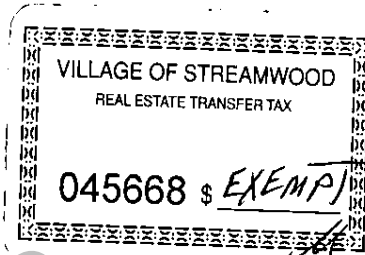
Sharanya

NOTARY PUBLIC

My commission expires: 9/12/19



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
<u>6/14/19</u> Date	<i>Sharanya</i> Buyer, Seller or Representative



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 this 14th day of June, 2019.

Raj Betkerur
RAJ BETKERUR

Vidullata Betkerur
VIDULLATA BETKERUR

RAJASHELAR

Subscribed and sworn to before me by the said RAJ Betkerur and Vidullata Betkerur, this 14th day of June, 2019.



Notary Public: *Sharanya Gururajan*

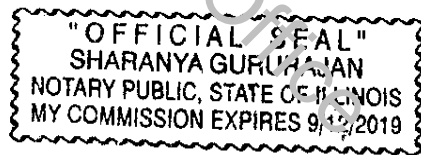
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 14th day of June, 2019.

Raj Betkerur
RAJ BETKERUR

Vidullata Betkerur
VIDULLATA BETKERUR

Subscribed and sworn to before me by the said RAJ BETKERUR and Vidullata Betkerur, this 14th day of June, 2019.



Notary Public: *Sharanya Gururajan*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)