

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, PRASADRAO R. KODURI and ANURADHA KODURI, husband and wife, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto PRASADRAO KODURI and ANURADHA KODURI of Cook County, Illinois, as Co-Trustees under the provisions of a trust agreement entitled the "KODURI REVOCABLE TRUST", dated the 15<sup>th</sup> day of August, 2019, (hereinafter referred to as "the 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, State of Illinois, to wit:



Doc# 1924945085 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2019 01:12 PM PG: 1 OF 4

LEGAL DESCRIPTION: See attached "Exhibit A"

Property Index Number: 17-17-105-070-1074

Address of Real Estate: 1200 West Monroe  
Unit 615  
Chicago, IL 60607

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steve Bauer 8/15/19  
Agent Date:

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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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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

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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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 15<sup>th</sup> day of August, 2019.

*Prasad Rao Koduri*  
 PRASADRAO R. KODURI

*Anuradha Koduri*  
 ANURADHA KODURI

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that PRASADRAO R. KODURI and ANURADHA KODURI, personally known to me to be the same persons 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.

Given under my hand and official seal, this 15<sup>th</sup> day of August, 2019.



*Steven L. Baerson*  
 Notary Public

Grantees, PRASADRAO KODURI and ANURADHA KODURI, Co-Trustees under the provisions of the KODURI REVOCABLE TRUST u/a/d 8/15/19, hereby acknowledges and accepts the conveyance into the said trust.

*Prasad Rao Koduri*  
 Prasadrao Koduri, Co-Trustee as aforesaid

*Anuradha Koduri*  
 Anuradha Koduri, Co-Trustee as aforesaid


This instrument was prepared by Steven L. Baerson, One N. LaSalle St., #1350, Chicago, Illinois 60602.



Please return this document after recording to:

Steven L. Baerson  
 Williams & Baerson, LLC  
 One North LaSalle Street  
 Suite 1350  
 Chicago, Illinois 60602

Send subsequent tax bills to:

Dr. and Mrs. Prasadrao Koduri  
 1200 West Monroe  
 Unit 615  
 Chicago, Illinois 60607

REAL ESTATE TRANSFER TAX		06-Sep-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		06-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A LEGAL DESCRIPTION

Unit [6151 and (together with its parking space: Limited Common Element Parking Space Number 82) and Parking Space Unit [n/a] in the Metro Condominium as delineated on a survey of the following described real estate: LOTS 13 AND 14 IN ASSESSOR'S DIVISION OF BLOCK 3 AND SUB-LOTS 2, 3 AND 4 IN ASSESSOR'S DIVISION OF LOT 1 IN BLOCK 3, LYING BELOW A HORIZONTAL PLANE OF +98.95 CITY OF CHICAGO DATUM, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ( EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +26.65 CITY OF CHICAGO DATUM AND LYING ABOVE A HORIZONTAL PLANE OF +15.35 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 20.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.46 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.53 FEET ; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOTS 13 AND 14; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

17-17-105-070-1074

Clerk's Office

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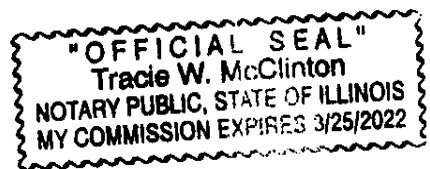
## STATEMENT OF GRANTOR AND GRANTEE

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: 8/15, 2019

Signature: Steven L. Baerson  
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson this 15<sup>th</sup> day of August, 2019.



Notary Public: Tracie W. McClinton

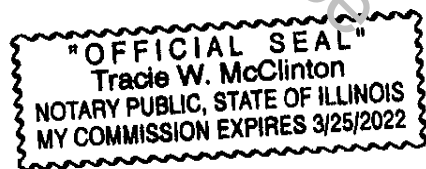
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 8/15/19, 2019

Signature: Steven L. Baerson

Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson this 15<sup>th</sup> day of August, 2019.



Notary Public: Tracie W. McClinton

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.