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Deed in Trust (Illinois)



Doc# 2004455173 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2020 11:50 AM PG: 1 OF 4

THE GRANTOR, ABHIJIT LEEKHA, an unmarried man, of 677 Cumberland Trail, Unit AA2, Roselle, Cook County, Illinois, for and in consideration of Ten and No Dollars (\$10.00) and other good and valuable consideration, in hand paid, Convey and Warrant unto ABHIJITLEEKHA, as Trustee under the provisions of THE BUTKAJI REVOCABLE LIVING TRUST DATED AUGUST 8, 2018 (hereinafter "said Trustee and/or Trust Agreement"), any and all legal and/or ownership interest relating to the real property located at 677 Cumberland Trail, Unit AA2, Roselle, Cook County, Illinois, 60172, 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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 07-35-400-049-1084

Address of Real Estate: 677 Cumberland Trail, Unit AA2, Roselle, IL 60172

TO HAVE AND 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 the present or future, and upon any terms and for any period or periods of time, and to renew or extend leased upon any terms and for any periods of time and to amend, change or modify leases upon any terms and provisions thereof at any time or times hereafter; to contract to make leases and 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 consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways specified, at any time or times thereafter.

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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 or sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advances 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, 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 instrument/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 thereto and binding to 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 her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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 or proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases any and all right or benefit and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid hereunto set her hands this 8th of August, 2018.



ABHIJIT LEEKHA, Grantor Herein

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PARCEL 1: UNIT NO. 21-AA-2 IN THE CROSS CREEK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 383.75 FEET NORTH, AS MEASURED ALONG THE EAST LINE THEREOF, AND 42.67 FEET WEST, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 48 MINUTES 49 SECONDS WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES, 72.33 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST, 152.42 FEET THENCE SOUTH 89 DEGREES 48 MINUTES 49 SECONDS EAST, 72.33 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, 152.42 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1980 AND KNOWN AS TRUST NO. 12058, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 26315288, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

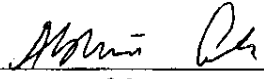
PARCEL 2: GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CROSS CREEK HOMEOWNERS' ASSOCIATION DATED THE 1ST DAY OF SEPTEMBER, 1979, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25155624, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PROPERTY DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PROPERTY AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHTS OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PROPERTY OR ANY OF THERE.

677 Cumberland Trail, Unit 2A
Roselle, IL 60172

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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.



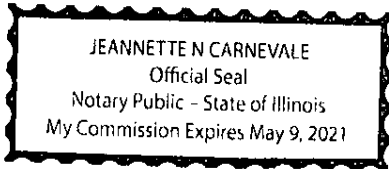
Signature of Grantor

Subscribed and Sworn Before Me
this 8th day of August, 2018.

Notary Public 




The Grantees affirm and verify that the name of the Grantees 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.





Signature of Grantee

Subscribed and Sworn Before Me
this 8th day of August, 2018.

Notary Public 

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.)

KAREN YARBROUGH _____ **Recorder of Deeds/Registrar of Torrens Titles, Cook County, Illinois**