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Edward M. Moody
Cook County Recorder of Deeds
Date: 09/14/2020 09:31 AM Pg: 1 of 5

Dec ID 20200701643663
ST/CO Stamp 1-491-465-952
City Stamp 0-900-603-616

***This Document Prepared by and
after Recording, Return To:***

Ben Roth, Esq.
Roetzel & Andress
30 North LaSalle Street
Suite 2800
Chicago, Illinois 60602

Above space for recording purposes

QUIT CLAIM DEED **(ILLINOIS)**

The **GRANTORS, Snehal S. Bhansali and Rupa Bhansali**, husband and wife, having an address of 402 Fox Trail Lane, Oak Brook, Illinois 60521, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM to GRANTEES, Snehal Bhansali and Rupa Bhansali, as Co-Trustees of the Snehal Bhansali Estate Trust U/A/D MARCH 19, 2020 undivided one-half interest) and Rupa Bhansali and Snehal Bhansali, as Co-Trustees of the Rupa Bhansali Estate Trust U/A/D MARCH 19, 2020 (undivided one-half interest)**, as Tenants by the Entirety, having an address of 402 Fox Trail Lane, Oak Brook, Illinois 60521, and unto all and every successor or successors in trust under said trust agreement all right, title and interest of the Grantors in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Permanent Real Estate Index Numbers: 17-10-208-020-1293

Address of Real Estate: 600 N. Lake Shore Drive
Units 2811, P-925 and SL-2811
Chicago, IL 60611

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; TO HAVE AND TO HOLD said premises forever.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this

19 day of MARCH, 2020.

Snehal S. Bhansali

Snehal S. Bhansali

Rupa Bhansali

Rupa Bhansali

STATE OF ILLINOIS)

COUNTY OF COOK)

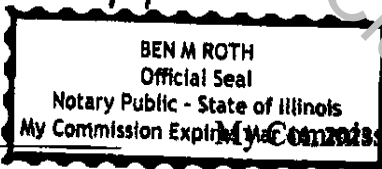
ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Snehal S. Bhansali** and **Rupa Bhansali**, 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 and delivered said instrument aforesaid as their free and voluntary act.

Given under my hand and official seal, this 19 day of MARCH, 2020

Notary Public

Ben M Roth



3/16/23

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

[Signature]

dated: March 19, 2020

Grantor, grantee or representative

MAIL TO:

Ben Roth, Esq.
Roetzel & Andress
30 North LaSalle Street, Ste. 2800
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Snehal Bhansali and Rupa Bhansali, Co-Trustees
402 Fox Trail Lane
Oak Brook, Illinois 60521

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TERMS AND CONDITIONS

Full power and authority are hereby granted to said Trustees 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 Trustees; 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 99 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 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 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 Trustees 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 Trustees, 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 Trustees, 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 Trustees, 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 Deed in Trust 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 Deed in Trust and in said Trust Agreement or in some amendments thereof and binding upon all beneficiaries thereunder; (c) that said Trustees 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustees, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed in Trust or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all liability being hereby expressly waived and released, *and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except in its capacity as Trustees and only so far as the trust property and funds in the actual possession of the Trustees shall be applicable for the payment and discharge thereof.* All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed in Trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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LEGAL DESCRIPTION EXHIBIT "A"

UNIT 2811 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-925 AND STORAGE LOCKER SL-2811 BOTH LIMITED COMMON ELEMENTS IN 600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 TAKEN IN CONDEMNATION CASE 82L111163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727515047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Numbers: 17-10-208-020-1293

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or their agent affirm that, to the best of their knowledge, the name of the grantee(s) 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.

Subscribed and sworn to before me
This ~~5~~ day of March, 2020
19

Ben Roth
Ben Roth, as attorney-agent

Notary Public

Jessica Heller



The grantee(s) or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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.

Subscribed and sworn to before me
This ~~5~~ day of March, 2020
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Ben Roth
Ben Roth, as attorney-agent

Notary Public

Jessica Heller

