

UNOFFICIAL COPY

DEED IN TRUST



2102704056

Doc# 2102704056 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 11:13 AM PG: 1 OF 3

THE GRANTORS, DAVID N RAHIJA and ANDREA A. RAHIJA, of 1409 Limar Lane, Glenview, Illinois 60025, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to DAVID N. RAHIJA, as Trustee of the DAVID N. RAHIJA TRUST dated August 7, 2020,

2020, and to his successor Trustees under said Trust Agreement, of 1409 Limar Lane, Glenview, Illinois 60025, and ANDREA A. RAHIJA, as Trustee of the ANDREA A. RAHIJA TRUST dated August 7, 2020, and to her

successor Trustees under said Trust Agreement, of 1409 Limar Lane, Glenview, Illinois 6002, as tenants by the entirety, the following described real estate situated in Cook County, Illinois, commonly known as 1409 Limar Lane, Glenview, Illinois 60025, and legally described as follows:

RECORDER'S STAMP

LOT 3 IN GLENVIEW ESTATES UNIT 3, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 04-28-300-017-0000

Address of Real Estate: 1409 Limar Lane, Glenview, Illinois 60025

This transaction is exempt under the provisions of the Real Estate Transfer Tax Law of Illinois 35 ILCS 200/31-45(e).

Roll Sell DATED: 9/1, 2020.

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 in addition to the powers granted under said Trust Agreement: (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 therein, 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 or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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.

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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, successors and assigns.

The Grantors hereby waive and release any and all rights and benefits under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 7th day of August, 2020.



DAVID N. RAHIJA (SEAL)



ANDREA A. RAHIJA (SEAL)

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID N. RAHIJA and ANDREA A. RAHIJA, 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 and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of August, 2020.



Notary Public

Commission Expires 9-14-23

This instrument was prepared by:

Ronald Schreiber
Seyfarth Shaw LLP
233 S. Wacker Drive, Suite 8000
Chicago, IL 60603





MAIL TO:

Ronald Schreiber
Seyfarth Shaw LLP
233 S. Wacker Drive, Suite 8000
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

David N. Rahija, Trustee
Andrea A. Rahija, Trustee
David N. Rahija Trust
Andrea A. Rahija Trust
1409 Limar Lane
Glenview, IL 60025

REAL ESTATE TRANSFER TAX		20-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
04-28-300-017-0000 20201101648557 0-302-680-032		

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STATEMENT BY GRANTOR AND GRANTEE

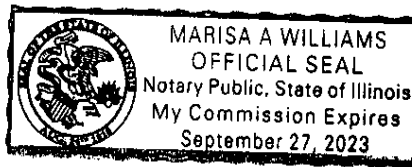
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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.

Dated: September 1, 2020

Signature: *Pat Ell*
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 1st day of September, 2020.

Marisa A. Williams
Notary Public



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 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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 1, 2020

Signature: *Pat Ell*
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 1st day of September, 2020.

Marisa A. Williams
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 A.B.I. to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]