

# UNOFFICIAL COPY

**This instrument prepared by:**

Marc S. Lichtman  
Attorney at Law  
Lichtman Eisen Partners, Ltd.  
134 North LaSalle Street  
Suite 750  
Chicago, IL 60602

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Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2021 02:54 PM Pg: 1 of 2

Dec ID 20201201686099  
ST/CO Stamp 0-421-986-272 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 0-404-291-600 City Tax: \$4,567.50

**Mail future tax bills to:**

Chicago Title Land Trust dated October 28, 2020 and  
known as Trust No. 8002384669  
3140 North Sheffield Avenue, Unit 705  
Chicago, IL 60657

**Mail this recorded instrument to:**

Marc S. Lichtman,  
Attorney at Law  
Lichtman Eisen Partners, Ltd.  
134 North LaSalle Street  
Suite 750  
Chicago, Illinois 60602

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Kalpesh M. Joshi, of the City of Normal, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Chicago Title Land Trust as Trustee under Trust Agreement dated October 28, 2020 and known as Trust No. 8002384669, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1:

Unit 705 and P-22 in The Residences at the Vic Condominium as delineated on a survey of the following Real estate:

lots 5 to 12 inclusive, and the North 20 feet of Lot 13 in Linderman's subdivision of Block 1 of outlots 2 and 3 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the third principal meridian, in Cook County, Illinois; which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 0712415086, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of storage space S-05, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0712415086.

Parcel 3: A non-exclusive easement for vehicular and pedestrian ingress and egress to and from, over, on and through any part of the Parking property in order to access, and use, the residential parking area located on the parking property, as created by declaration of covenants, conditions, restrictions and easements recorded as document number 0712415082.

Permanent Index Number(s): 14-29-203-045-1047 and 14-29-203-045-1071  
Property Address: 3140 North Sheffield Avenue, Unit 705, Chicago, IL 60657

together with the tenements and appurtenances thereunto belonging.

**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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 to 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 *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 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

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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 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, her, 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 Grantor(s) hereby expressly waive(s) and release(s) 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 on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this day 9 of December, 2020 \_\_\_\_\_

  
\_\_\_\_\_  
Kalpesh M. Joshi

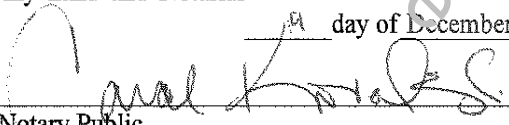
STATE OF ILLINOIS  
COUNTY OF COOK

} SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kalpesh M. Joshi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instruments as his free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this \_\_\_\_\_ day of December, 2020 \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public