

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Prepared by and after  
recording mail to:

Todd M. Van Baren  
Hoogendoorn & Talbot LLP  
122 S. Michigan Ave., Suite 1220  
Chicago, Illinois 60603-6263

THE GRANTOR

**Monika Bhasin, an unmarried woman,**

of the City of Chicago, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

**Monika Bhasin, Trustee of the Monika Bhasin Trust, Dated April 13, 2021,** as amended and restated, and unto all and every successor or successors in trust under said trust agreement, of 1122 North Dearborn, Unit 20G, Chicago, Illinois 60610.

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold said Real Estate 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 in the future, 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 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



Doc# 2113347055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

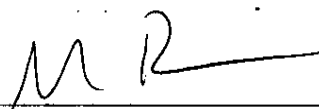
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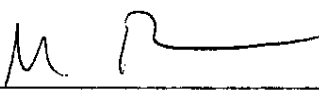
trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under 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 or their predecessor in trust.

Subject to: general real estate taxes not yet due or payable; covenants, conditions and restrictions of record; existing easements.

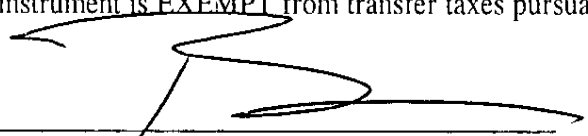
DATED this 26<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Monika Bhasin



The undersigned, as grantee, hereby acknowledges receipt and acceptance of the delivery of this Deed in Trust from the grantor as of the date set forth above.


  
\_\_\_\_\_  
Monika Bhasin, as Trustee as aforesaid

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200- 31/45(e).

  
\_\_\_\_\_  
Buyer, Seller or Representative

4/26/21  
Dated

REAL ESTATE TRANSFER TAX		13-May-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
17-04-413-021-1164   20210501630092   1-880-625-424			

REAL ESTATE TRANSFER TAX		13-May-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
17-04-413-021-1164   20210501630092   1-258-557-712			

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

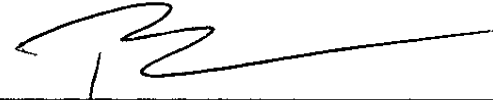
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State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Monika Bhasin, an unmarried woman, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

Given under my hand and official seal, this 26th day of April, 2021.

Commission expires 9/22/24

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



Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description:

#### PARCEL 1:

UNIT NOS. 20G AND P-112 IN 1122 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE NORTH 10.00 FEET OF LOT 18 AND ALL OF LOTS 19, 20 AND 21 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99598623; AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY WHICH IS ATTACHED TO SAID UNIT 20G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99598623; AND AMENDED FROM TIME TO TIME.

P.I.N. 17-04-413-021-1164 17-04-413-021-1216

Common Address of Real Estate: 1122 North Dearborn, Unit 20G, Chicago, Illinois 60610

Send Subsequent Tax Bills To:

Monika Bhasin  
1122 North Dearborn, Unit 20G  
Chicago, Illinois 60610

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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 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.

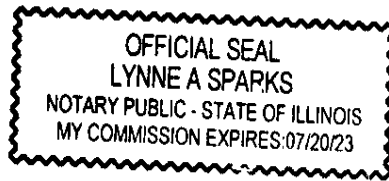
Dated: May 6, 2021

Signature:

  
Grantor or Agent

Subscribed and sworn to before me this  
6th day of May, 2021

  
Notary Public




The grantee 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.

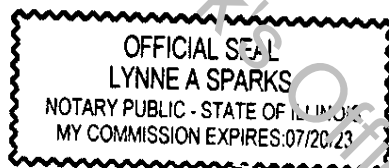
Dated: May 6, 2021

Signature:

  
Grantee or Agent

Subscribed and sworn to before me this  
6th day of May, 2021

  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]