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Doc#: 2120204242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 11:36 AM Pg: 1 of 6

This instrument was prepared by:
DAN M. COLLANDER
608 S. WASHINGTON STREET
Ste. 307
NAPERVILLE, IL 60540

Dec ID 20210701604172
ST/CO Stamp 2-126-748-944
City Stamp 1-445-630-736

DEED IN TRUST

THE GRANTOR, AMREESH S. MODI, trustee of the AMREESH S. MODI DECLARATION OF TRUST dated March 27, 2001 of 3110 Montana Del Sol, San Clemente, CA 92673, Grantor for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants to

AMREESH S. MODI and ASMITA A. MODI, Trustees of the AMREESH and ASMITA MODI LIVING TRUST Dated March 8, 2021, and any amendments thereto, of 3110 Montana Del Sol, San Clemente, CA 92673, Grantees, and to all and every successor or successors in trust under the Trust Agreement, the following described real estate in Cook County, Illinois:

Legal Description: See attached

Street Address: 1524 S. Sangamon Street, Unit 503-S
City, State, and Zip Code: Chicago, IL 60608
Permanent Index Number: 17-20-232-050-1037

Subject To: Covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in the trust agreement.

The grantor hereby expressly waives and releases 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.

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The grantor has signed this deed on June 3rd, 2021.

Amresh S. Modi
AMREESH S. MODI

STATE OF CALIFORNIA)
) SS
Orange COUNTY)

I am a notary public for the County and State above. I certify AMREESH S. MODI personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: June 3rd, 2021.

This transaction exempt from Illinois Real Estate Transfer Tax under provision of Paragraph e, Section 31-45, Illinois Property Tax Code.

[Signature]
Notary Public

6-5-21 Amresh S. Modi
Date Buyer, Seller or Representative

6/3/2021



After Recording Mail to:

DANIEL R. WEINER, P.C.
ATTORNEY AT LAW
9540 TOWNE CENTRE DR, #150
SAN DIEGO, CA 92121

Mail Tax Bills To:

AMREESH S. MODI
ASMITA A. MODI
3110 MONTANA DEL SOL
SAN CLEMENTE, CA 92673

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

} S.S.

On June 3rd, 2021, before me, Krista E. Hathaway, Notary Public
personally appeared Amrceesh S. Modi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/ she/ they executed the same in his/ her/ their authorized capacity(ies), and that by his/ her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 503-S in the University Village Lofts Condominium as delineated and defined on the Plat of Survey of the following described Parcel of Real Estate:

That part of the East 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 14, East described as follows:

Commencing at the intersection of the West line of South Halsted Street, as a 66 foot right of way and the South line of West 14th Place (Wright Street): thence South 01 degrees 40 minutes 53 seconds East along an assumed bearing, being said West line 575.01 feet to the intersection of said West line with the North line of Chicago and Northwestern railroad; thence South 88 degrees 25 minutes 02 seconds West along said North line 776.11 feet to a point on the East line of Vacated South Sangamon Street (per Document numbers 94763032 and 0010238993) said point also being the point of beginning; thence continuing South 88 degrees 25 minutes 02 seconds West along said North line 280.74 feet to a point on the East line of South Morgan Street; thence North 01 degrees 44 minutes 25 seconds West along said East line 152.79 feet, to a point on a line lying 152.79 feet North of and parallel with the North line of said railroad; thence North 88 degrees 25 minutes 02 seconds East along last described parallel line 194.33 feet, to a point on a curve; thence Southerly 112.60 feet along the arc of a non-tangent circle to the left having a radius of 54 feet and whose chord bears south 69 degrees 39 minutes 47 seconds East 93.28 feet to a point on the East line of said Vacated South Sangamon Street; thence South 01 degrees 43 minutes 43 seconds East along said East line 117.97 feet, to the point of beginning, in Cook County, Illinois, together with all rights appurtenant to the foregoing property pursuant to that certain Nonexclusive Aerial Easement Agreement dated June 26, 2001, and recorded June 28, 2001 as Document number 0010571142 which Survey is attached as Exhibit G to the Declaration of Condominium for the University Village Lofts dated June 20, 2002, and recorded June 21, 2002, as Document number 0020697460, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The Exclusive right to the use of (Parking Space G8-S, as delineated and defined on the aforesaid Plat of Survey attached to the aforesaid Declaration recorded as document number 0020697460, as amended from time to time.

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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 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: June 3rd, 2021

Amreesh S. Modi
Amreesh S. Modi, Principal

Subscribed and Sworn to before me
by the said Principal

June 3rd, 2021

[Signature]
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 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 3rd, 2021

Amreesh S. Modi
Amreesh S. Modi, Principal

Subscribed and Sworn to before me
by the said Principal

June 3rd, 2021

[Signature]
Notary Public



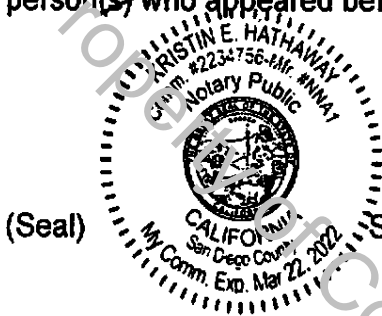
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 3rd
day of June, 2021, by Amrceesh S. Modi

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature *Kristin E. Hathaway*

Proprietary Cook County Clerk's Office