

# UNOFFICIAL COPY

## DEED IN TRUST

Doc# 2121428334 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2021 03:37 PM Pg: 1 of 5  
Dec ID 20210801623850

**THE GRANTORS, Jasbir Singh Bhalla and Taranjeet Kaur Bhalla, husband and wife, of 790 Verandah Dr, Hanover Park, IL, County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), CONVEY and QUIT CLAIM to Jasbir S. Bhalla and Taranjeet K. Bhalla as co-Trustees under the terms and provisions of a Certain Declaration of Trust dated January 6, 1998 and amended further, and known as the JASBIR S. BHALLA AND TARANJEET K. BHALLA LIVING TRUST, of 790 Verandah Dr, Hanover Park, IL, and to any and all successors as Trustee appointed under said Agreement, or who may be legally appointed, of which Jasbir S. Bhalla and Taranjeet K. Bhalla, husband and wife, are the primary beneficiaries, not as tenants in common, and not as joint tenants, but as tenants by the entirety.**

**The following described real estate, situated in the County of Cook, State of Illinois to wit:**

SEE ATTACHED LEGAL DESCRIPTION

### SUBJECT TO:

Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property.

Permanent Index Number: Part of 07-30-400-006

Property Commonly Known As: 790 Verandah Dr., Hanover Park, IL 60133

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: (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, and 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, streets, 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 199 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 complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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



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**EXHIBIT A**  
**LEGAL DESCRIPTION 790 Verandah Dr., Hanover Park, IL 60133**

THAT PART OF LOT 5, IN VERANDAH - HANOVER PARK UNIT 1, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2018 AS DOCUMENT NO. 1816416031, DESCRIBED AS FOLLOWS: LOT 5, EXCEPT THE NORTH 87.33 FEET THEREOF, IN VERANDAH HANOVER PARK UNIT 1, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN OUTLOTS 1, 3 AND 5, IN SAID VERANDAH - HANOVER PARK UNIT 1, IN COOK COUNTY, ILLINOIS.

\*\*Exempt under 35 ILCS 200/31-45 paragraph e  
Section 4, Real Estate Transfer Act

Date: 6-28-2021

Jadhin Singh Bhatia / Tejrajeev Kaur Bhatia  
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 06 | 28 | 20 21

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

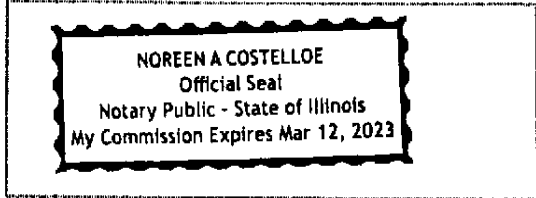
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JARANJEET Kaur Bhatia

On this date of: 06 | 28 | 20 21

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 06 | 28 | 20 21

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

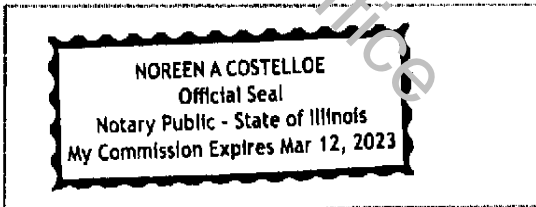
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jasbir S Bhatia & Jaranjeet K Bhatia  
Living Trust

On this date of: 06 | 28 | 20 21

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**

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DATED: 06 | 28 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

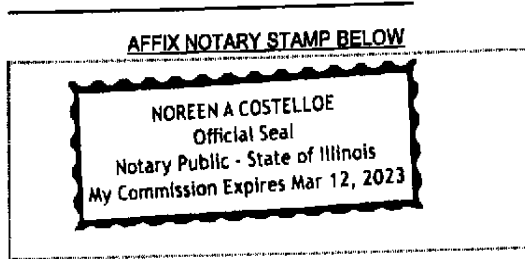
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jasbir Singh Bhalla

On this date of: 06 | 28 | 2021

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

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DATED: 06 | 28 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

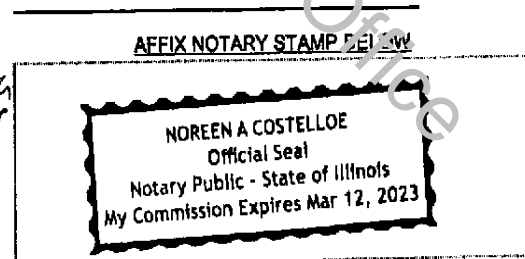
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): JASBIR S BHALLA & TARANJEET K BHALLA LIVING TRUST

On this date of: 06 | 28 | 2021

NOTARY SIGNATURE: [Signature]



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