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DEED IN TRUST

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 LIVE G TRUST, of 790 Verandah Dr, Hanover Park, IL, and to any and all successors as Trustee appointed un der said Agreement, or who may be legally appointed, of which Jasbir S. Bhalla and Tararyet 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.

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 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 units 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, 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 199 years, and to renew, extend or modify any existing lease.
- 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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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.

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 and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors do hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illine's roviding for the exemption of homestead from sale or execution or otherwise.

Dar	ted v. is2	-8th day of -3 WE	, 202
	0	Jashi Sijh	Romble
		Jasbir Singh Bl	ıalla
		Twen jeet Ko	ur Bleller
		Taranjeet Kaur I	Bhalla
		0	
State of Illinois)	94	
) ss.		
County of Dupage)	C	

I, the undersigned, a Notary Public in and for said Coun'y, in the state aforesaid, DO HEREBY CERTIFY that Jasbir Singh Bhalla and Taranjeet Kaur Bhalla personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in rerson, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of Sure, 2021.

Notary Public

Prepared by: Navreet Kaur Heneghan, The Law Office of Navreet Kaur Heneghan, P.C., PC Pox 975,

Lombard, IL 60148

Mail to: Jasbir S. and Taranjeet K. Bhalla, 790 Verandah Dr., Hanover Park, IL 60133

Send Tax Bills To: Jasbir S. and Taranjeet K. Bhalla, 790 Verandah Dr., Hanover Park, IL 60133





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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 The ERAN.

Probably of Cook County Clark's Office SAID VERANDAH - HANOVER PARK UNIT 1, IN COOK COUNTY, ILLINOIS.

Date: 6-28-2021

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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: <u>Gr 28 20 21</u> SIG	ENATURE: All Henry lan			
GRANTOR NOTAR' SF CTION: The below section is to be completed by the N	GRANTOR OF AGENT			
Subscribed and swising to before me, Name of Notary Public:				
By the said (Name of Grantor TARAN SEET Kow Browla	AFFIX NOTARY STAMP BELOW			
On this date of: Qo 35 , 20 2	NOREEN A COSTELLOE			
NOTARY SIGNATURE: Marie Sail Loe	Official Seal Notary Public - State of Illinois			
94	My Commission Expires Mar 12, 2023			

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: (% 28 , 20 2) SIGNATURE: CALLED GRANTEE OF AGENT

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

NOTARY SIGNATURE: Mores Consellor

AFFIX NOTARY STATE SFLOW

NOREEN A COSTELLOE Official Seal Notary Public - State of Illinois My Commission Expires Mar 12, 2023

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 <u>DEED</u> or <u>ABI</u> 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)

revised on 10.6.2015

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

GRANTOR SECTION

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as a person and authorized to do business or acquire title to real esta	ate under the laws of the State of Illinois.
	GRANTOR & AGENT
100	
GRANTOR NOTARY SE TUN: The below section is to be completed by the N	IOTARY who witnesses the GRANTOR signature.
Subscribed and swor itc before me, Name of Notary Public:	
By the said (Name of Grantor): Joshic San Bhalla	AFFIX NOTARY STAMP BELOW
On this date of: OLD 28 20 21 NOTARY SIGNATURE: Mareun Control 20	NOREEN A COSTELLOE Official Seal Notary Public - State of Illinois My Commission Expires Mar 12, 2023
GRANTEE SECTION	The state of the s
The GRANTEE or her/his agent affirms and verifies that the name of	ine GRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person, a	r, Illinois corporation or foreign corporation
authorized to do business or acquire and hold title to real estate in III	inois, 7 printnership authorized to do business or
acquire and hold title to real estate in Illinois or other entity recognize	ed as a person and admonated to do business of
acquire title to real estate under the laws of the State of Illinois.	1 Blkloughten
DATED: 08 28 1.20 21 Si	GNATURE: GRANTEE GAGENT)
GRANTEE NOTARY SECTION: The below section is to be completed by the	
Subscribed and sworn to before me, Name of Notary Public;	
By the said (Name of Grantee): MSRIR S RHALLA & TARAMJEET IC BILALLA LIVING	AFFIX NOTARY STAMP DELITY
On this date of: 0(0 28 . 20 2) TRUST	NOREEN A COSTELLOE
NOTARY SIGNATURE: Mayen Costelloe	Notary Public - State of Illinois My Commission Expires Mar 12, 2023

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 **GLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

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