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DEED IN TRUST: ILLINOIS

This Indenture is made on February 12, 2020. The GRANTORS JAGDISH K. AHUJA and ARCHANA PARIAL, husband and wife, parties of the first part, of 5245 Sawhorse Drive, Hoffman Estates, IL 60192, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim as of February 12, 2020e, to Jagdish Kumar Ahuja and Archana Parial, as trustees of the Jagdish Kumar Ahuja and Archana Parial Trust dated September 17, 2019, the beneficial interest of said trusts being held by Jagdish K. Ahuja and Archana Parial, husband and wife, as tenancy by the entirety, under the terms of the Illinois statutes in effect on the date of this deed (765 ILCS 1005/1c)],

And the said grantors hereby expressly waive and release 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 homestead, or its equivalent, from sale on execution or otherwise. Each of such trusts hereafter referred to as the "Trust", and said trustees and their successors in trust being the parties of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, of all of grantors' right, title and interest in and to the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NUMBER .

COMMON STREET ADDRESS: 5245 Sawhorse Drive Hoffman Estates, IL 60192

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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 authority 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 praesenti or in 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 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



Doc# 2208057040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

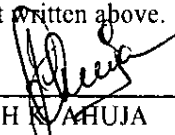
DATE: 03/21/2022 03:14 PM PG: 1 OF 4

(e)
Exempt under provisions of paragraph
35 ILCS 200 / 31-45, Real Estate Transfer Tax Law.
1/15/22
Date
Karen A. Yarbrough
Clerk of Cook County


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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, trustee 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 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 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 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.

In Witness Whereof, the said parties of the first part, have hereunto set their hands and seals as of the date first written above.



JAGDISH K. AHUJA

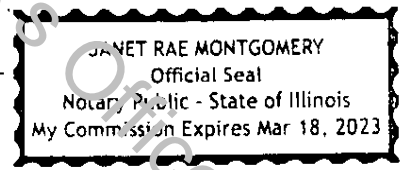


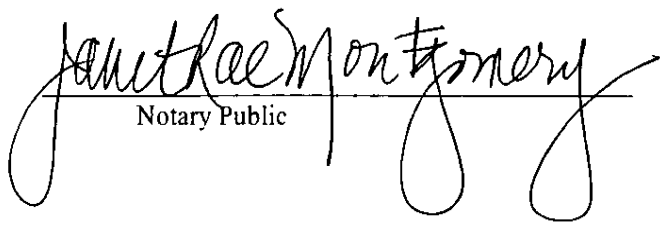
ARCHANA PARIAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Jagdish K. Ahuja and Archana Parial, personally known to me to be the same persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal 2/12/2020





Notary Public



NO CHANGE IN TAX BILL INFORMATION

This Instrument Prepared By & After Recording Should Be Returned To:

SEND TAX BILLS & ALL TAX NOTICES TO:

This instrument prepared by:
Janet Rae Montgomery
Nisen & Elliott, LLC
200 West Adams Street, Suite 2500
Chicago, Illinois 60606
312-262-5093
jmontgomery@nisen.com

Jagdish K. Ahuja and Archana Parial
5245 Sawhorse Drive
Hoffman Estates, IL 60192

REAL ESTATE TRANSFER TAX		21-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-04-202-007-0000		20220101699902 2-107-796-880

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EXHIBIT A

LOT 16 IN BRIDLEWOOD FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 5245 Sawhorse Drive, Hoffman Estates, IL 60192

PIN: 06-04-202-007-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 1 | 8 | 2022

SIGNATURE: *Janet Kae Montgomery*
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:

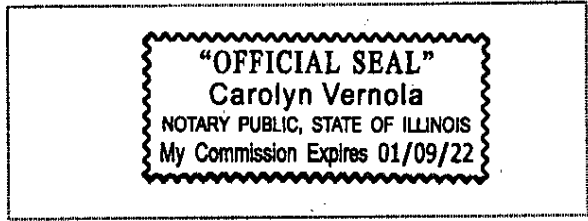
Carolyn Vernola

By the said (Name of Grantor): *Janet Kae Montgomery*

On this date of: 1 | 8 | 2022

NOTARY SIGNATURE: *Carolyn Vernola*

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

DATED: 1 | 8 | 2022

SIGNATURE: *Janet Kae Montgomery*
GRANTEE of 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:

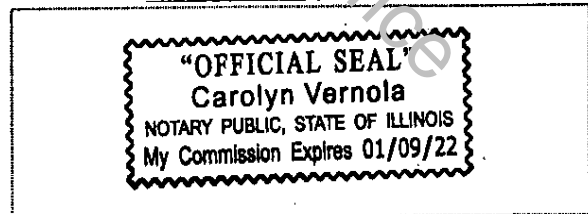
Carolyn Vernola

By the said (Name of Grantee): *Janet Kae Montgomery*

On this date of: 1 | 8 | 2022

NOTARY SIGNATURE: *Carolyn Vernola*

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)