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This Instrument was prepared by
and after recording, please mail to:

THOMAS A. JEFSON, ESQ.
Robbins DiMonte, Ltd.
180 N. LaSalle, Suite 3300
Chicago, Illinois 60601

Please mail Tax Bills to:
TAPAN BHATT
1135 North Winchester Avenue
Chicago, Illinois 60622



Doc# 2225225013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/09/2022 12:00 PM PG: 1 OF 3

DEED IN TRUST

THE GRANTOR, **TAPAN BHATT**, a married man, of 1135 North Winchester Avenue, Chicago, Illinois 60622, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby **CONVEYS AND WARRANTS** to **TAPAN BHATT**, as **Trustee of the TAPAN BHATT DECLARATION OF TRUST DATED NOVEMBER 14, 2016**, and all and every Successor Trustee or Trustees, an undivided one-half interest, and to **VALERIE L. BHATT**, as **Trustee of the VALERIE L. BHATT DECLARATION OF TRUST DATED NOVEMBER 14, 2006**, and all and every Successor Trustee or Trustees, an undivided one-half interest, to be held as Tenants by the Entirety, **GRANTEES**, of 1135 North Winchester Avenue, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 14 IN CRAM'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN THE SUPERIOR COURT COMMISSIONERS PARTITION OF BLOCKS 2, 4, AND 7 AND THE WEST ½ OF BLOCK 3 AND THE SOUTH ½ OF BLOCK 8 IN COCHRAN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1135 North Winchester Avenue, Chicago, Illinois 60622
PIN: 17-06-401-013-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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 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

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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, 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 property appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: August 24, 2022

AGENT: _____

DATED this 24th day of August, 2022.


TAPAN BHATT

(SEAL)

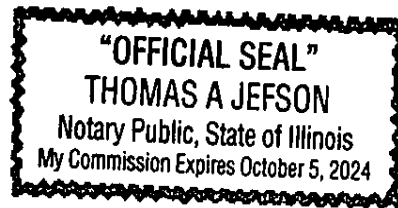
STATE of ILLINOIS)
) ss.
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that TAPAN BHATT, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.



Given under my hand and official seal this 24th day of August, 2022.

REAL ESTATE TRANSFER TAX	09-Sep-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

NOTARY PUBLIC



17-06-401-013-0000 | 20220901633769 | 1-336-048-208
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	09-Sep-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-06-401-013-0000 | 20220901633769 | 2-006-022-736

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STATEMENT OF GRANTOR / GRANTEE

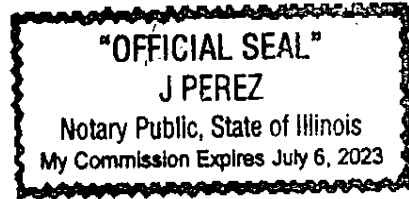
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 24, 2022

Signature: *Catherine B. Juby*
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT *Catherine B. Juby* this 24th day of August, 2022

J. Perez
Notary Public



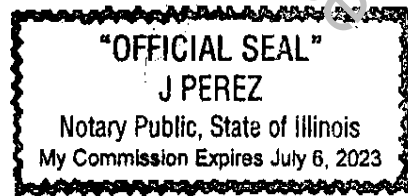
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 24, 2022

Signature: *Catherine B. Juby*
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT *Catherine B. Juby* this 24th day of August, 2022

J. Perez
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)