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23073160050

**ILLINOIS STATUTORY
DEED IN TRUST**

Doc# 2307316005 Fee \$93.00

MAIL TO: John J. Westra
370 S. Schmale Road
Carol Stream, IL 60188

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2023 10:24 AM PG: 1 OF 6

NAME & ADDRESS OF TAXPAYER:

Mr. & Mrs. Prashant Shah
303 Needham Drive
Bloomington, IL 60108

THE GRANTORS, PRASHANT SHAH & RINAL DINESH SHAH of 303 Needham Drive, Bloomington, IL 60108 in the County of DuPage, State of Illinois, for and in consideration of Ten and no/100ths dollars (\$10.00), Convey and Quit Claim to **PRASHANT SHAH & RINAL DINESH SHAH, TRUSTEES OF THE PRASHANT SHAH & RINAL DINESH SHAH JOINT REVOCABLE LIVING TRUST DATED 1/10/2023**, and any amendments thereto, GRANTEES, of 303 Needham Drive, Bloomington, IL 60108 (hereinafter referred to as "said Trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: **07-23-101-009-1030**

COMMONLY KNOWN AS: **718 Whitesail Drive, Schaumburg, IL 60194**

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

To have and to hold, the Property with the appurtenances upon the trusts and for the uses and purposes set out in this deed and in the terms and provisions of said revocable living trust agreement. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the 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 the Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and or any period or periods of time, 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

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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 the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the 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.

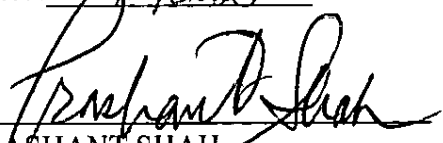
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 the 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 the Trustee conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 the title, estate, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors 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 the 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.

To have and to hold, the Property together with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever.

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 in which said property is located, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: 8/10/2023


PRASHANT SHAH


RINAL DINESH SHAH

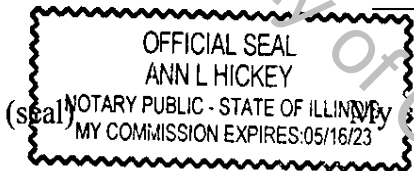
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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PRASHANT SHAH & RINAL DINESH SHAH, are 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 the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 10th day of January, 2023.

Ann L Hickey
Notary Public



Commission expires 5/16/23

COUNTY - ILLINOIS TRANSFER STAMPS

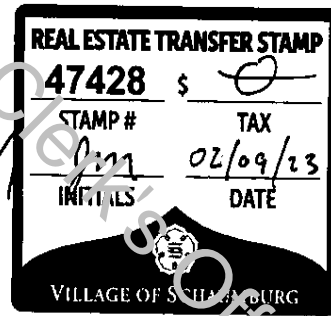
Exempt Under Provision of Paragraph (e), Section 305/4
Real Estate Transfer Act.

Date: 1/10/23

Signature: *Melvin Westra*

Prepared by:

Johnson, Westra, et al
370 S. Schmale Road
Carol Stream, IL 60188



REAL ESTATE TRANSFER TAX		07-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
07-23-101-009-1030		20230201661314 0-775-471-312

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LEGAL DESCRIPTION

UNIT NO. 167-"B" IN DUNBAR LAKES CONDOMINIUM VIII, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 4 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID; 704.22 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST, 200.5 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST, 223.67 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST, 92.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 200.00 FEET FOR A DISTANCE OF 91.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 21 MINUTES 21 SECONDS WEST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 68.51 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 150.00 FEET FOR A DISTANCE OF 61.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 41 MINUTES 21 SECONDS WEST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 33.11 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS EAST, 20.00 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 50 SECONDS WEST, 277.52 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 4 AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 1040.00 FEET) FOR A DISTANCE OF 311.00 FEET TO A POINT OF TANGENCY; (HEREINAFTER REFERRED TO AS POINT "B"); THENCE NORTH 50 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AND THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID 704.32 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS WEST, 200.50 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST, 223.76 FEET TO A POINT HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST 209.18 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 03 SECONDS WEST 211.42 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4 AFORESAID (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 1040.00 FEET) AND 24.84 FEET SOUTHWESTERLY (MEASURED ALONG SAID NORTHERLY LINE OF LOT 4) OF POINT "B" HEREINBEFORE DESCRIBED; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 4 FOR A

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DISTANCE OF 24.84 FEET TO POINT "B" HEREINBEFORE DESCRIBED; THENCE NORTH 50 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 18 MINUTES, 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AFORESAID, AND THE POINT OF BEGINNING OF EXCEPTION IN COOK COUNTY, ILLINOIS, ACCORDING TO THE SUBDIVISION PLAT REGISTERED AS DOCUMENT NO. LR 2711125, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 45402, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. LR 2844935; TOGETHER WITH AN UNDIVIDED 2.7404 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

P.I.N. 07-23-101-009-1030

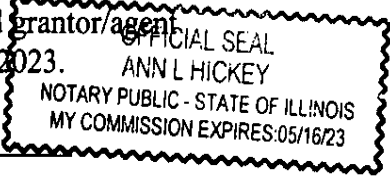
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STATEMENT BY GRANTOR AND GRANTEE

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 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 Jan. 10, 2023.
Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent
This 10th day of January, 2023.
[Handwritten 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 Jan. 10, 2023.
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent
This 10th day of January, 2023.
[Handwritten Signature]
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.)