

# UNOFFICIAL COPY

## ILLINOIS STATUTORY DEED IN TRUST

Doc#. 2307613013 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2023 09:08 AM Pg: 1 of 4

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### MAIL TO:

KELLEY, KELLEY & KELLEY  
1535 W. Schaumburg Rd., Suite 204  
Schaumburg, IL 60194

Dec ID 20230301674139

### SEND SUBSEQUENT TAX BILLS TO

Narinder P.K. Chahal  
1232 Ironwood Court, Unit A1  
Schaumburg, IL 60193

**THIS INDENTURE WITNESSETH**, that the GRANTOR, **NARINDER CHAHAL a/k/a NARINDER P.K. CHAHAL**, divorced and not since remarried, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS unto **NARINDER P.K. CHAHAL**, whose address is 1232 Ironwood Court, Unit A1, Schaumburg, Illinois, as Trustee under the terms and provisions of a certain Trust Agreement dated the 22nd day of February, 2023, and designated as the **NARINDER P.K. CHAHAL TRUST**, (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, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED HERETO.

**PERMANENT TAX NUMBER:** 02-01-200-083-1055

**ADDRESS OF REAL ESTATE:** 4061 Bonhill Drive, Unit 1A, Arlington Heights, IL 60004

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, any 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.
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 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 agreement 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.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability or refusal of the Trustee herein named, to act, the Successor Trustee shall have the same powers and authority pursuant to the terms of the trust agreement as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall

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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 Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 22 day of Feb, 2023.

Narinder P K Chahal  
NARINDER CHAHAL a/k/a NARINDER P.K. CHAHAL

State of Illinois )  
                          )SS.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NARINDER CHAHAL a/k/a NARINDER P.K. CHAHAL, 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 she signed, sealed and delivered said instrument as her 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 official seal this 22nd day of Feb, 2023.



[Signature]  
Notary Public

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35 ILCS 200/31-45, Paragraph (e), Section 31-45 of said Act.

[Signature]  
Buyer, Seller or Representative

Date: 2/22, 2023

This instrument was prepared by:

William F. Kelley  
KELLEY, KELLEY & KELLEY  
1535 West Schaumburg Road, Suite 204  
Schaumburg, Illinois 60194  
(847) 895-9151

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## LEGAL DESCRIPTION

**4061 BONHILL DRIVE, UNIT 1A  
ARLINGTON HEIGHTS, IL 60004**

**PERMANENT INDEX NO. 02-01-200-083-1055**

**UNIT NOS. 4061-1A IN ARLINGTON GROVE CONDOMINIUMS AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED  
REAL ESTATE: PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP  
42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS  
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 25364419, AS AMENDED FROM  
TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK  
COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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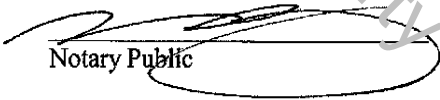
## STATEMENT BY GRANTOR AND GRANTEE

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: 2-22-2023

Signature Narinder Pk Chahal  
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

  
Notary Public

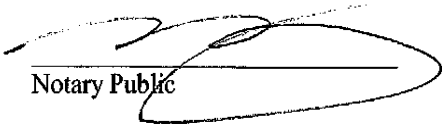


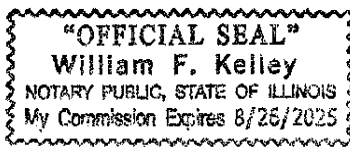
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2-22-2023

Signature Narinder Pk Chahal  
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

  
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.)