

UNOFFICIAL COPY

DEED IN TRUST (Illinois)



Mail to: Deborah B. Cole
Hoogendoorn & Talbot LLP
122 S. Michigan Avenue
Suite 1220
Chicago, IL 60603-6263

Doc# 2308034007 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/21/2023 11:43 AM PG: 1 OF 6

Name & Address of Taxpayer:
Lisa Parsons Chadha
10045 S. Bell
Chicago, IL 60643

THE GRANTORS Sanjiv Chadha and Lisa Parsons Chadha, husband and wife
for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid,
CONVEY AND WARRANT unto Lisa Parsons Chadha, Trustee of the Lisa Parsons Chadha Trust, Dated
March 8, 2023

10045 S. Bell, Chicago, IL 60643
Grantee's Address City State Zip

and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

The West 1/2 of Lot 8 (except the North 25 feet thereof) and the North 15 feet of the West 1/2 of Lot 9 in Block 4 in Walden Manor, being a Subdivision of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-07-311-010-0000
Property Address: 10045 S. Bell, Chicago, IL 60643

REAL ESTATE TRANSFER TAX		21-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-07-311-010-0000 20230301677013 1-876-838-608		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-07-311-010-0000 20230301677013 1-734-428-880		

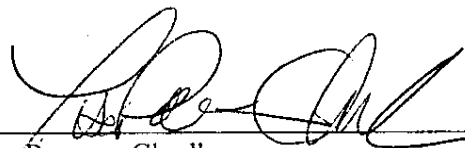
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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

DATED this 8th day of March, 2023.



Lisa Parsons Chadha

UNOFFICIAL COPY

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DATED this 02 day of March, 2023.



 Sanjiv Chadha

STATE OF ILLINOIS

UNOFFICIAL COPY

) SS

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lisa Parsons Chadha, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of March, 2023.



(Seal)

Deborah B. Cole

Notary Public

NAME AND ADDRESS OF PREPARER:

Deborah B. Cole
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6263

COOK COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31-45, REAL ESTATE TRANSFER
TAX LAW.

DATE: 3/8/23
[Signature]

Grantor/Grantee/Agent

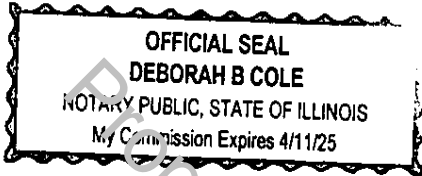
COOK COUNTY CLERK'S Office

STATE OF ILLINOIS **UNOFFICIAL COPY**

COUNTY OF COOK) SS
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sanjiv Chadha, 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 purposes therein set forth.

Given under my hand and notarial seal this 8th day of March, 2023.



(Seal)

Deborah B Cole

Notary Public

NAME AND ADDRESS OF PREPARER.

Deborah B. Cole
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
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COOK COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31-45, REAL ESTATE TRANSFER
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DATE: 3/8/23
[Signature]

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Property of Cook County Clerk's Office

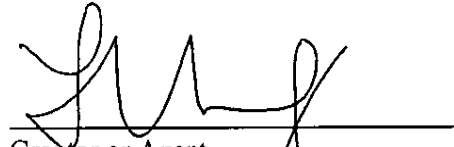
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STATEMENT BY GRANTOR AND GRANTEE

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.

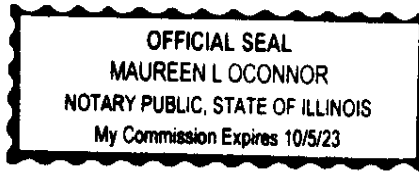
Dated: March 14, 2023

Signature: _____


Grantor or Agent

Subscribed and sworn to before me this
14th day of March, 2023.

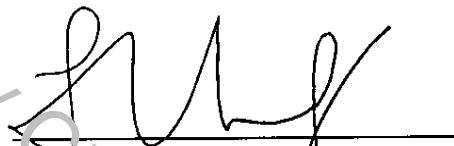

Notary Public



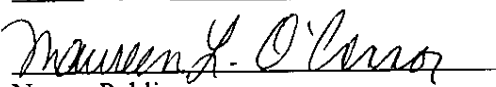
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

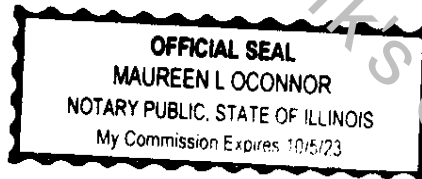
Dated: March 14, 2023

Signature: _____


Grantee or Agent

Subscribed and sworn to before me this
14th day of March, 2023.


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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]