

UNOFFICIAL COPY

DEED IN TRUST

Mail To:

Satish Patel
Anandiben S. Patel
108 Green Meadow Court
Rolling Meadows, IL 60008

Subsequent Tax Bills To:

Satish Patel
Anandiben S. Patel
108 Green Meadow Court
Rolling Meadows, IL 60008



Doc# 2308634013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/27/2023 11:39 AM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTORS, **Satish Patel** and **Anandiben S. Patel**, married to each other, of Rolling Meadows, Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto the

GRANTEES: **Satish Patel** and **Anandiben S. Patel**, married to each other, as Co-Trustees of the **Patel Family 2023 Trust dated March 14, 2023**, of Rolling Meadows, Illinois, of which **Satish Patel** and **Anandiben S. Patel** are the primary beneficiaries, said beneficial interest to be held as TENANCY BY THE ENTIRETY, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto.**

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE	3/14/2023 \$ 50.00
ADDRESS	108 Green Meadow Ct
18547	Initial dya

Exempt under the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

Date: 3/14/2023
Sign: *Satish Patel*

This is HOMESTEAD PROPERTY as to **Satish Patel** and **Anandiben S. Patel**, husband and wife.

Property Address: 108 Green Meadow Ct., Rolling Meadows, IL 60008
Property Index Number: 02-34-200-096-0000

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, street, 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 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.


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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 applications 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 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.



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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 14th day of March, 2023.

 (SEAL)
SATISH PATEL

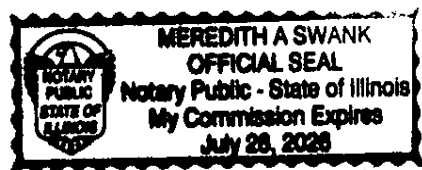
 (SEAL)
ANANDIBEN S. PATEL

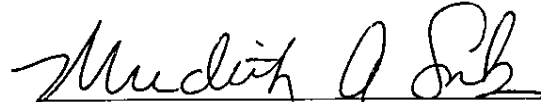
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

REAL ESTATE TRANSFER TAX		27-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-34-200-096-0000		20230301676 1-497-065-680

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Satish Patel** and **Anandiben S. Patel** personally known to me to be the 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, 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 14th day of March, 2023.




Notary Public

This instrument was prepared without title examination or opinion at the direction of the Grantor(s) by:
Matthew J. Swank, Attorney at Law, 1173 Lyman Ave., Oak Park, IL 60304

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EXHIBIT A

Property Address: 108 Green Meadow Ct., Rolling Meadows, IL 60008

Property Index Number: 02-34-200-096-0000

Legally described as follows:

LOT 121 IN MEADOW EDGE UNIT 3, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 16, 1975 AS DOCUMENT NUMBER LR 2846687, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Date: 3/14/2023

Satish Patel
SATISH PATEL

Date: 3/14/2023

AS Patel
ANANDIBEN S. PATEL

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

Meredith A Swank
Notary Public



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Date: 3/14/2023

Satish Patel
SATISH PATEL, Co-Trustee of the Patel
Family 2023 Trust dated March 14, 2023

Date: 3/14/2023

AS Patel
ANANDIBEN S. PATEL, Co-Trustee of the
Client Name Family 2023 Trust dated March
14, 2023

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

Meredith A Swank
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.)