

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



\*2313008100\*

Doc# 2313008100 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2023 11:38 AM PG: 1 OF 4

The above space is for recorder's use only

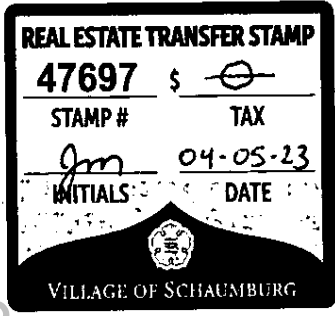
THIS INDENTURE WITNESSETH: That the Grantor(s) Narayan A. Venkatesaiah, a widow, of 212 South Knollwood Drive, Schaumburg, IL 60193, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, convey and warrants unto the Sowjanya Family Trust, under the provisions of a trust agreement dated the ~~19~~ day of APRIL, 20 23, the following described real estate in the County of Cook, State of Illinois, to-wit:

MARCH NY  
Legal Description: See attached Exhibit A.

Subject to: Covenants, Conditions and Restrictions of Record.

PIN # 07-19-419-011-0000

Commonly Known as: 212 S. Knollwood Drive, Schaumburg, IL 60193-1026



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NY NY

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

4/19/2023 Dated Narayan A. Venkatesaiah

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 futuro, and upon any terms and for any period or periods of time, not exceeding 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.

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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 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

And the said grantor hereby expressly waives and releases 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 grantor aforesaid has hereunto set her hand and seal this 19 day of APRIL 2023.

Narayan A. Venkatesaiah  
Narayan A. Venkatesaiah

THIS INSTRUMENT WAS PREPARED BY: James Phillip Habel, Esquire, 651 Dovington Ct., Hoffman Estates, IL 60169

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 Narayan A. Venkatesaiah, a widow, 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 a 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 notarial seal this 19 day of April 2023.

Diane M. Saverson  
Notary Public

MAIL TO AND MAIL TAX BILL TO:

Narayan A. Venkatesaiah  
212 S. Knollwood Drive  
Schaumburg, IL 60193-1026

212 S. Knollwood Drive, Schaumburg, IL 60193

For information only insert street address of  
above described property

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## EXHIBIT A.

### LEGAL DESCRIPTION:

Lot 255 in Weathersfield West Unit 3, being a subdivision in the Southeast ¼ of fractional Section 19, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded as Document 27022270 on March 28, 1984 in the Office of the Recorder of Deeds in Cook County, Illinois.

PERMANT INDEX NUMBER: 07-19-419-011-0000

COMMONLY KNOW AS: 212 S. Knollwood Drive, Schaumburg, IL 60193-1026



ACCEPTED BY: Narayan A. Venkatesaiah as Trustee under the terms of the Sowjanya

Family Trust dated APRIL day of 19 2023

Narayan A. Venkatesaiah  
Narayan A. Venkatesaiah, Trustee



Diane M. Saverson  
4-19-23

REAL ESTATE TRANSFER TAX		09-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
07-19-419-011-0000		20230501611888   1-517-032-144

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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 state 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 4-19, 2023. Signature Narayan A. Venkatesaiah

**Narayan A. Venkatesaiah**, Grantor

Subscribed and sworn to before me

by the said grantor/agent this  
19 day of April, 2023.

Diane M. Saverson  
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 4-19, 2023 Signature Narayan A. Venkatesaiah

**Narayan A. Venkatesaiah**, Trustee, Grantee

Subscribed and sworn to before me  
by the said grantee/agent this

19 day of April, 2023.

Diane M. Saverson  
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.)