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**QUITCLAIM
DEED IN TRUST**
Individual to Trustee Tenancy
by the Entirety

Doc#: 2313745106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 11:27 AM Pg: 1 of 4
Dec ID 20230501622632

THE GRANTOR(S) Chirag Patel and Pritika Patel, husband and wife, of 213 S. Weller Lane, Mount Prospect, Illinois 60056, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUITCLAIM an undivided one-half (1/2) interest to Chirag Patel, Trustee of the Chirag Patel Living Trust dated May 5, 2023 and an undivided one-half (1/2) interest to Pritika Patel, Trustee of the Pritika Patel Living Trust dated May 5, 2023, 213 S. Weller Lane, Mount Prospect, Illinois 60056 being revocable inter vivos trusts, the settlors and primary beneficiaries of which are husband and wife, all interest in the following described real estate situated in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION:

LOT 17 IN GETTYSBURG ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED AND RECORDED AUGUST 28, 1985 AS DOCUMENT LR3459249 AND DOCUMENT R85-166563, RESPECTIVELY, IN COOK COUNTY, ILLINOIS.

Street address: **213 S. Weller Lane, Mount Prospect, Illinois 60056**
Real estate index number: **08-11-117-021-0000**

(which real estate is or shall be the homestead property of said husband and wife), hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, to have and to hold said premises as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement.

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


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

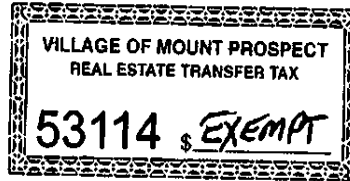
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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, ease 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.

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The grantors have signed this deed on May 5, 2023


Chirag Patel, Grantor and accepted
as Trustee of Grantee


Pritika Patel, Grantor and accepted
as Trustee of Grantee



Exempt under provisions of Paragraph E
35 ILCS 200/31-45, Property Tax Code

May 5, 2023
Date


Chirag Patel or Representative

State of Illinois)
) ss
County of Cook)

I am a notary public for the County and State above. I certify Chirag Patel and Pritika Patel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

May 5, 2023
Date


Notary Public



<p>Name and address of grantee and send future tax bills to:</p> <p>Chirag Patel and Pritika Patel 213 S. Weller Lane Mount Prospect, Illinois 60056</p>	<p>This deed was prepared by and after recording, return to:</p> <p>Christopher S. Nudo 1250 Larkin Avenue, Suite 100 Elgin, Illinois 60123 (847) 828-8018</p>
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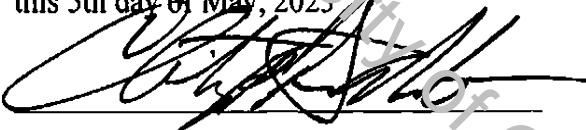
STATEMENT BY GRANTOR AND GRANTEE

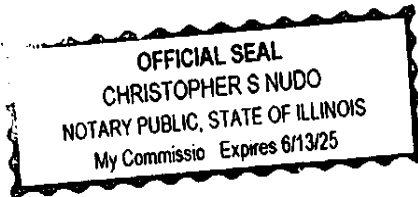
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 5, 2023

Signature: 
Chirag Patel or Agent

Subscribed and sworn to before me
this 5th day of May, 2023





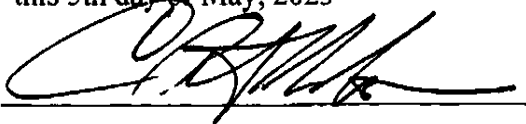
Notary Public

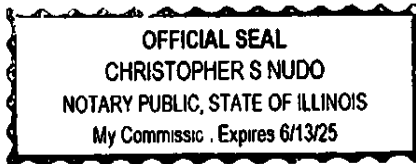
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated May 5, 2023

Signature: 
Chirag Patel or Agent

Subscribed and sworn to before me
this 5th day of May, 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.)