

DEED IN TRUST
Illinois

UNOFFICIAL COPY

MAIL TO:
Ross Law Firm Ltd.
1622 W. Colonial Parkway, Suite 201
Inverness, Illinois 60067

NAME AND ADDRESS OF
TAXPAYER:
Atul Khare
1216 W Claridge Ct
Palatine IL 60067

THE GRANTORS, Atul R. Khare and
Manorama M. Khare, husband and wife, of
1216 W. Claridge Court, Village of
Palatine, County of Cook, State of Illinois,
for and in consideration of TEN
DOLLARS (\$10.00) and other good and
valuable consideration in hand paid,
CONVEY AND WARRANT unto Atul R.
Khare and Manorama M. Khare of 1216
W. Claridge Court, Palatine, IL, or their

successors in trust, as trustees of the Atul R. Khare and Manorama M. Khare Joint Trust dated April 24, 2023, and any amendments thereto, an undivided one-half (1/2) interest to be held as Atul R. Khare's separate property under the terms of said trust, and unto Atul R. Khare and Manorama M. Khare of 1216 W. Claridge Court, Palatine, IL, or their successors in trust, as trustees of the Atul R. Khare and Manorama M. Khare Joint Trust dated April 24, 2023, and any amendments thereto, an undivided one-half (1/2) interest to be held as Manorama M. Khare's separate property under the terms of said trust, the beneficial interests of said joint trust being held by Atul R. Khare and Manorama M. Khare, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN CONCORD ESTATES BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00955295.

Permanent Index Number: 02-09-306-009-0000 (may also have been previously indexed under 02-09-306-005-0000, 02-09-311-001-0000, 02-09-312-003-0000, 02-09-312-004-0000, and 02-09-312-005-0000)
Property Address: 1216 W. Claridge Court, Palatine, IL 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes hereof and in said declaration of trust set forth.

Full power and authority are hereby granted to said trustees 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 trustees; 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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



2313833040

Doc# 2313833040 Fee \$60.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 01:06 PM PG: 1 OF 3

RECORDER'S STAMP

SEARCHED
INDEXED
SERIALIZED
FILED
MAY 18 2023
COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm 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 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.

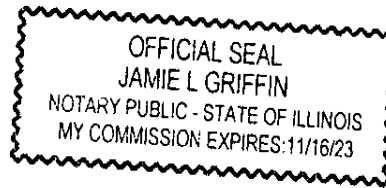
Dated: April 24, 2023

Signature: AR Khare
Atul R. Khare, Grantor

Signature: Manorama M. Khare
Manorama M. Khare, Grantor

SUBSCRIBED and sworn to before me by the said Grantors on April 24, 2023.

Jamie L Griffin
Notary Public



The grantees or their agent affirm and verify that the name of the grantees 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.

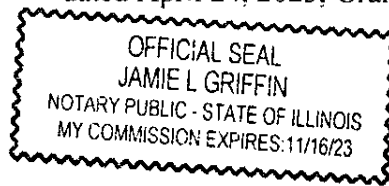
Dated: April 24, 2023

Signature: AR Khare
Atul R. Khare, as Trustee of the Atul R. Khare and Manorama M. Khare Joint Trust dated April 24, 2023, Grantee

Signature: Manorama M. Khare
Manorama M. Khare, as Trustee of the Atul R. Khare and Manorama M. Khare Joint Trust dated April 24, 2023, Grantee

SUBSCRIBED and sworn to before me by the said Grantees on April 24, 2023.

Jamie L Griffin
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.