## DEED IN TRUST 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 liand paid, CONVEY AND WARRANT and Atul R. Khare and Manorama M. Khare of 1216 W. Claridge Court, Palatine, IL, or their



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

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 (½) interest to be field 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 (½) 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 SUBDIVIS.ON 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, 1L 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein 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 is 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 of 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 or eversion, 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 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

instrument, (a) that at the time of the cell electric leaf of the trust created by this Indenture and by said declaration of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are 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.

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.

**DATED: April 24, 2023** 

Atul R. Khare, Grantor

(SEAL)

Accepted by:

Atul R. Khare, as Trustee of the Atul R. Khare and

Manorama M. Khare Joint Trust dated April 24.

2023, Grantee

STATE OF ILLINOIS

) SS

COUNTY OF COOK

Manorama M. Khare, Grantor (SEAL)

Accepted by:

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

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Atul R. Khare and Manorama M. Khare, personally known to me to be the same persons vinoue 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 acts, for the uses and purposes therein set forth, including the release and waver of the right of homestead.

Given under my hand and normal/seaton April 24, 202.

JAMIE L GRIFFIN

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 11/16/23

Impress Seal Here

NAME AND ADDRESS OF PREPARER: Ross Law Firm Ltd. 1622 W. Colonial Parkway, Suite 201 Inverness, Illinois 60067

Telephone Number (847) 358-5757

Notary Public

COUNTY-ILLINO'S TRANSFER STAMPS: EXEMPT UNDEK PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAV

DATE: April 24, 2023

\_Atul R. Khare

REAL ESTATE TRANSFER TAX

16-May-2023

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

02-09-306-009-0000

20230501618203 | 0-485-733-072

2313833040 Page: 3 of 3

## UNDERFICANT LANCORPEY

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:

Atul R. Khare, Grantor

Signature:

Manorama M. Khare, Grantor

SUBSCRIBED an'i sworn to before me by the said Grantors

op April 24, 2023.

Notary Public

OFFICIAL SEAL JAMIE L GRIFFIN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/16/23

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, or other cruity 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:

Atui k. Khare, as Trustee of the Atul R. Khare and Manarama M. Khare Joint Trust dated

April 24, 2025, Grantee

Signature:

Manacamal ...

Manorama M. Khare, as Trustee of the Atul R. Khare and Manorama M. Khare Joint Trust

dated April 24, 2023, Grant ee

SUBSCRIBED and sworn to before me by the said Grantees

on April 24, 2023.

Notary Public

OFFICIAL SEAL JAMIE L GRIFFIN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/16/23

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.