

# UNOFFICIAL COPY

Doc#: 2314525003 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2023 09:26 AM Pg: 1 of 6  
Dec ID 20230501618148

## DEED IN TRUST Illinois

MAIL TO:  
Amro Shamaileh  
MST Law  
2040 N. Harlem Avenue  
Elmwood Park, IL 60707

NAME AND ADDRESS OF  
TAXPAYER:  
Daniel Cothran and Amrita Sen  
1207 Belleforte Ave  
Oak Park, IL 60302

THE GRANTOR(S) Daniel Cothran and Amrita Sen, of the City of Oak Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIMS unto the unto THE GRANTEE(S) Daniel Allan Cothran, as trustee of the DANIEL ALLAN COTHAN REVOCABLE TRUST dated May 11, 2023, and Amrita Sen, as trustee AMRITA SEN REVOCABLE TRUST dated May 11, 2023, the beneficial interest of said trusts being held by Daniel Allan Cothran and Amrita Sen, husband and wife, as tenants by the entirety, in all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Legal description:** SEE ATTACHED LEGAL DESCRIPTION

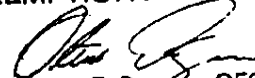
**Permanent Index Number(s):** 16-06-101-031-0000

**Property Address:** 1207 Belleforte Ave, Oak Park, IL 60302

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 agreements 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, 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 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 99 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

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Village of Oak Park

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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, 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.

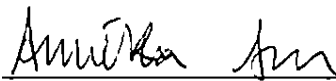
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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: May 11, 2023.

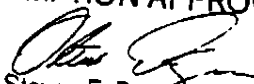


Daniel Cothran



Amrita Sen

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## TRUSTEE ACCEPTANCE

The Grantee Daniel Allan Cothran as trustee under the provisions of a trust dated the day of May 11, 2023 and known as grantee DANIEL ALLAN COTHRAN REVOCABLE TRUST, hereby acknowledge and accept this conveyance into the said trusts.

DATED: May 11, 2023.

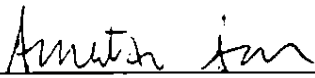


\_\_\_\_\_  
Daniel Allan Cothran, trustee

## TRUSTEE ACCEPTANCE

The Grantee Amrita Sen as trustee under the provisions of a trust dated the day of May 11, 2023 and known as grantee AMRITA SEN REVOCABLE TRUST, hereby acknowledge and accept this conveyance into the said trusts.


DATED: May 11, 2023.



\_\_\_\_\_  
Amrita Sen, trustee

Property of Cook County Clerks Office

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Village of Oak Park

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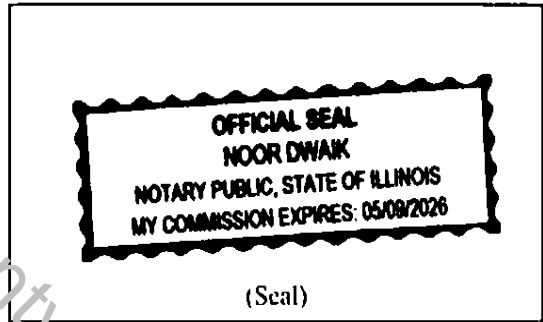
STATE OF ILLINOIS     )  
County of Cook         )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Cothran and Amrita Sen, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 11 day of May, 2023.

  
\_\_\_\_\_  
Notary Public

My commission expires on: 5/11/26



NAME AND ADDRESS OF  
PREPARER:  
Amro Shamaileh  
Mohammed, Shamaileh & Tabahi Law  
Firm, LLC  
2040 N. Harlem Avenue  
Elmwood Park, IL 60707  
847-916-7800

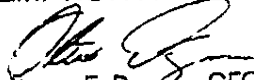
COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW.

DATE: 05/11/2023

  
\_\_\_\_\_  
Buyer, Seller or Representative

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Village of Oak Park

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## LEGAL DESCRIPTION


LOT 22 IN BLOCK 3 IN MILLS AND SONS HARLEM AND NORTH AVENUE  
SUBDIVISION IN THE NORTH WEST QUARTER OF THE NORTH WEST  
QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-06-101-031-0000

Property Address: 1207 Belleforte Ave, Oak Park, IL 60302

Property of Cook County Clerk's Office

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Allan of Oak Park

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 11, 2023 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 11 day of May,  
2023.

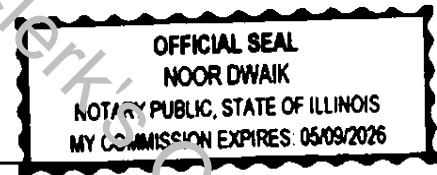


NOTARY PUBLIC [Signature]

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 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 May 11, 2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 11 day of May,  
2023.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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[Signature]  
Steven E. Drazner, CFC  
Illiano of Oak Park