

# UNOFFICIAL COPY

Doc#: 2324013681 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/28/2023 04:08 PM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20230801609540

THE GRANTOR(S) Jitendra Kumar and Deepika Bhati, husband and wife, of 2005 N. Stanton Court, Arlington Heights, Illinois 60004, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUITCLAIM to Jitendra Kumar and Deepika Bhati, of 2005 N. Stanton Court, Arlington Heights, Illinois 60004, as trustees, under the provisions of the Kumar Family Living Trust Dated August 24, 2023 and to all and every successor or successors in trust under the trust agreements, the following described real estate in Cook County, Illinois:

UNIT #45 IN ARLINGTON HEIGHTS ENCLAVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE ENCLAVE SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17 AND PART OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89521586 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Street address: 2005 N. Stanton Court, Arlington Heights, Illinois 60004  
Real estate index number: 03-17-302-076-1067

**TO HAVE AND TO HOLD** the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time,

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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 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

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The grantors have signed this deed on August 24, 2023

Jitendra Kumar

Jitendra Kumar, Grantor and accepted  
as Trustee of Grantee

Deepika Bhati

Deepika Bhati, Grantor and accepted as  
Trustee of Grantee

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

August 24, 2023

Date

Jitendra Kumar

Jitendra Kumar or Representative

State of Illinois )

) ss

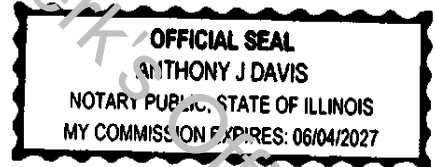
County of Cook )

I am a notary public for the County and State above. I certify Jitendra Kumar and Deepika Bhati, 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.

August 24, 2023

Date

[Signature]  
Notary Public



<p>Name and address of grantee and send future tax bills to:</p> <p>Jitendra Kumar and Deepika Bhati 2005 N. Stanton Court Arlington Heights, Illinois 60004</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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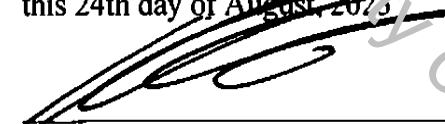
## STATEMENT BY GRANTOR AND GRANTEE

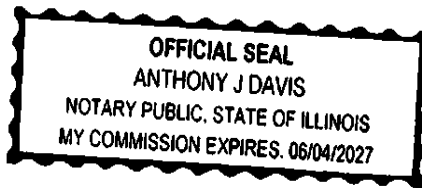
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 August 24, 2023

Signature:   
Jitendra Kumar or Agent

Subscribed and sworn to before me  
this 24th day of August, 2023

  
Notary Public




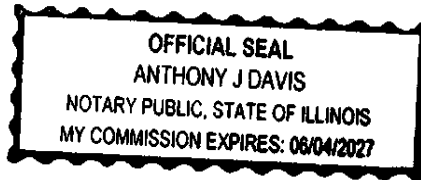
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 24, 2023

Signature:   
Jitendra Kumar or Agent

Subscribed and sworn to before me  
this 24th day of August, 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.)