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PREPARED BY:

Patankar Law, PC
1700 N. Farnsworth Avenue, Suite 28
Aurora, IL 60505



Doc# 2325422019 Fee \$88.00

MAIL TAX BILL TO:

Senthil Avanası and
Kalaichelvi Gurusamy
1310 W. Steeplechase Lane
Palatine, Illinois 60067

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/11/2023 12:54 PM PG: 1 OF 8

MAIL RECORDED DEED TO:

Senthil Avanası and
Kalaichelvi Gurusamy
1310 W. Steeplechase Lane
Palatine, Illinois 60067

GRANTEE'S NAME AND ADDRESS

Senthil Avanası and
Kalaichelvi Gurusamy
1310 W. Steeplechase Lane
Palatine, Illinois 60067

DEED IN TRUST

THE GRANTORS, Senthil Avanası and Kalaichelvi Gurusamy, husband and wife, of Palatine, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which are hereby acknowledged, does hereby convey and quit claim unto Senthil Avanası and Kalaichelvi Gurusamy, not individually, but as trustees under the provisions of the Avanası Gurusamy Family Trust, heretofore made by the same Senthil Avanası and Kalaichelvi Gurusamy, and onto all and every successors in trust under said Trust Agreement, provided however that the interests of Senthil Avanası and Kalaichelvi Gurusamy, husband and wife, are to be held as tenants by the entirety, the following described real estate in the County of Cook and State of Illinois, to wit: 1310 W. Steeplechase Lane Palatine, Illinois 60067.

1 *[Handwritten initials]*

S _____
P _____
S _____
SC _____
INT _____

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LEGAL DESCRIPTION-SEE ATTACHED EXHIBIT 'A'

Together with all other real estate, or any interest in real estate, located in Cook County, Illinois, in which the said Senthil Avanasi and Kalaichelvi Gurusamy presently have an interest.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Agreement 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 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 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

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ways and for any person owing the same to deal with the same, whether similar to or indifferent 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 or 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 in trust have been properly appointed and are fully vested with all 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 as interest in the earnings, avails and proceeds thereof as aforesaid.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificates of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words "in trust", or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases and 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereto set their hand and seal on this 21 day of July 2023.



Senthil Avanasi



Kalaichelvi Gurusamy

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STATE OF ILLINOIS)
)
 COUNTY OF KANE)

S.S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Senthil Avanasi and Kalaichelvi Gurusamy personally known to me to
 be the same persons whose 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 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 21st day of July 2023.

Ameya Patankar
 Notary Public



PREPARED BY:
 Patankar Law, P. C.
 Attorneys at Law
 1700 N. Farnsworth Avenue, Suite 28
 Aurora, IL 60505
 Phone: (630) 820-8877
 Fax: (630) 246-6059

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EXHIBIT A: LEGAL DESCRIPTION

LOT 12 IN WINDHILL 1 SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER AND PART OF THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Estate Index Number: 02-28-109-023-0000

Address of Real Estate: 1310 W. Steeplechase Lane, Palatine, IL 60067.

(Exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45, Property Tax Code.)

Alataula, Attorney

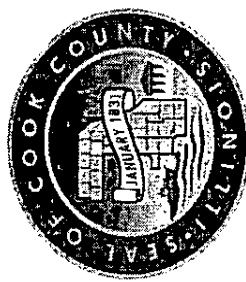
7-21-2023

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

05-Sep-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

02-28-109-023-0000

20230901617465

1-693-349-328

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

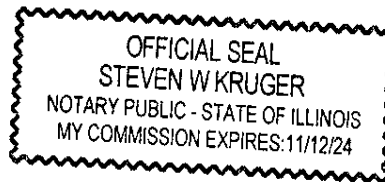
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL 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

DATE: 9/6/23

SIGNATURE: [Signature]
GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]



THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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

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