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DEED IN TRUST (ILLINOIS)

Doc# 2327546004 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/02/2023 09:23 AM PG: 1 OF 4

THE GRANTORS, NAVTEJ SANDHU and JASMINE SANDHU, husband and wife, of 428 Williams Court, Clarendon Hills, IL 60514, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable

considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims AN UNDIVIDED ONE-HALF (1/2) TENANT IN COMMON SHARE to **NAVTEJ SINGH SANDHU**, as Trustee of the **NAVTEJ SINGH SANDHU TRUST** dated **March 4, 2009**, of 428 Williams Court, Clarendon Hills, IL 60514, and AN UNDIVIDED ONE-HALF (1/2) TENANT IN COMMON SHARE to **JASMINE KAUR SANDHU**, as Trustee of the **JASMINE KAUR SANDHU TRUST** dated **March 4, 2009**, of 428 Williams Court, Clarendon Hills, IL 60514, the following described real estate:

UNIT 2104 AND PARKING SPACE B-19 IN KINZIE STATION CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1848 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT 151607 IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2000 AS DOCUMENT NUMBER 003324543 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

P.I.N(s): 17-09-302-011-1141
and 17-09-302-011-1327 (Parking Space B-19)

Address(es) of real estate: 330 N. Jefferson
Unit 2104
Chicago, IL 60661

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.

8-10-2023
Date Buyer,

Seller or Representative

S Y
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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.



2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.


3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

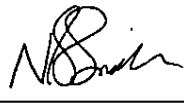
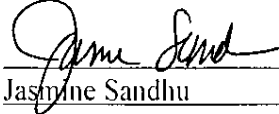
REAL ESTATE TRANSFER TAX		29-Sep-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-09-302-011-1141		20230801696274 0-824-976-336	

REAL ESTATE TRANSFER TAX		11-Aug-2023	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
17-09-302-011-1141		20230801696274 2-131-999-184	

* Total does not include any applicable penalty or interest due.

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DATED this 10th day of August, 2023.

PLEASE  (SEAL)
 PRINT OR Navtej Sandhu (SEAL)
 TYPE NAMES  (SEAL)
 BELOW SIGNATURE(S) Jasmine Sandhu

State of Illinois,
County of Will, ss.

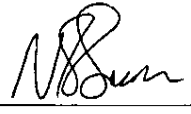


I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Navtej Sandhu and Jasmine Sandhu, husband and wife, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, 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.

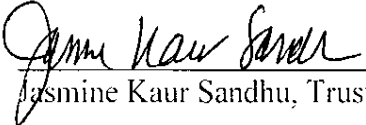
Given under my hand and official seal, this 10th day of AUGUST, 2023.

 NOTARY PUBLIC My Commission expires: 3/26/25

NAVTEJ SINGH SANDHU, as Trustee of the NAVTEJ SINGH SANDHU TRUST dated March 4, 2009, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).


 Navtej Singh Sandhu, Trustee

JASMINE KAUR SANDHU, as Trustee of the JASMINE KAUR SANDHU TRUST dated March 4, 2009, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).


 Jasmine Kaur Sandhu, Trustee

MAIL TO:
 Patrick S. Sullivan
 10075 W. Lincoln Highway
 Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
 Navtej Singh Sandhu and Jasmine Kaur Sandhu
 428 Williams Court
 Clarendon Hills, IL 60514

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423 (708) 349-9333

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 10 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

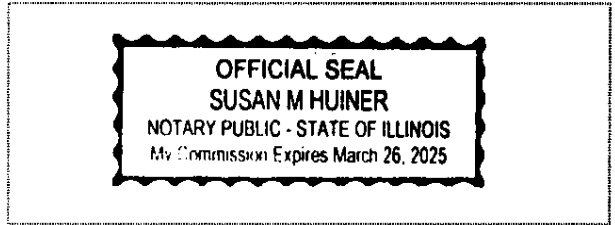
Susan M. Huiner

By the said (Name of Grantor): Naveej Sandhu

On this date of: 8 | 10 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 10 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

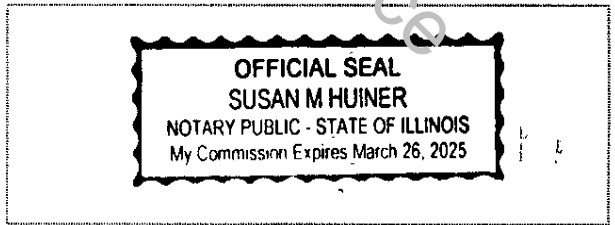
Susan M. Huiner

By the said (Name of Grantee): Naveej Singh Sandhu

On this date of: 8 | 10 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)