

# UNOFFICIAL COPY

## WARRANTY DEED Individuals to Trust



Doc# 2406609108 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/6/2024 2:46 PM  
PAGE: 1 OF 6

Grantor, JASKARAN S. GILL and SARAH ELIZABETH NULL, husband and wife of Wilmette, Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to JASKARAN S. GILL, not personally, but as trustee of the JASKARAN S. GILL TRUST AGREEMENT DATED FEBRUARY 1, 2024, or his successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

Legal Description:  
(SEE ATTACHED EXHIBIT A)

Parcel Identification Number: 05-35-119-021-0000 & 05-35-119-028-0000  
Commonly known as: 305 Driftwood Lane, Wilmette, IL 60091

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 2-14-24 By: [Signature]

REAL ESTATE TRANSFER TAX		06-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

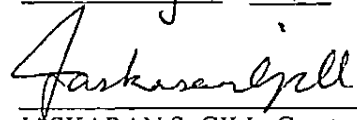
05-35-119-021-0000 | 20240201636680 | 1-180-707-376

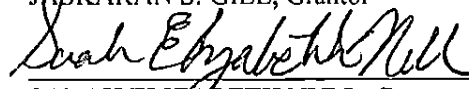
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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

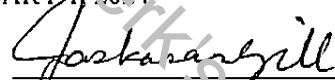
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.

Executed at Glenview Illinois on the 14<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
JASKARAN S. GILL, Grantor

  
\_\_\_\_\_  
SARAH ELIZABETH NULL, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the JASKARAN S. GILL TRUST AGREEMENT DATED FEBRUARY 14, 2024.

  
\_\_\_\_\_  
JASKARAN S. GILL, Trustee



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## Exhibit A

Parcel Identification Numbers:

05-35-119-021-0000

05-35-119-0285-0000

305 Driftwood Lane, Wilmette, IL 60091

PARCEL 1: LOT 4 IN MARSTON'S RESUBDIVISION OF OUILMETTE RESERVATION BEING A SUBDIVISION OF LOTS 7, 8, AND 9 IN BLOCK 2 OF HILL AND LATHAM'S SUBDIVISION OF THE NORTH 256 FEET OF LOTS 29, 30 AND 31 OF BAXTER'S SUBDIVISION OF THE SOUTH SECTION OF OUILMETTE RESERVATION ALSO OF THE SOUTH 74 FEET OF LOTS 38, 39, 40, 41 AND 42 OF SHERIDIAN ROAD SUBDIVISION OF PART OF OUILMETTE RESERVATION, ALSO THE VACATED ALLEY LYING BETWEEN SAID TRACTS, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF THE WEST 15 FEET OF LOT 6 IN BLOCK 2 IN HILL AND LATHAM'S SUBDIVISION OF THE NORTH 256 FEET OF LOTS 29, 30 AND 31 IN BAXTER'S SUBDIVISION OF THE SOUTH SECTION OF OUILMETTE RESERVATION, IN COOK COUNTY, ILLINOIS.

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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: 2/14/2024

SIGNATURE: Sarah Ehabah Null  
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:

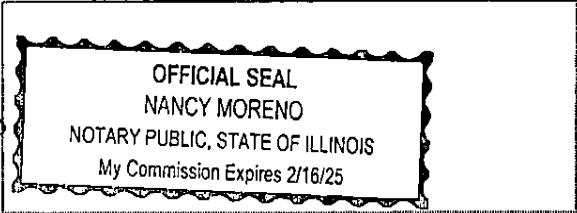
Nancy E. Moreno

By the said (Name of Grantor): SARAH NULL

AFFIX NOTARY STAMP BELOW

On this date of: 2/14/2024

NOTARY SIGNATURE: Nancy Moreno



### 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: 2/14/2024

SIGNATURE: Jaskaran Gill  
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:

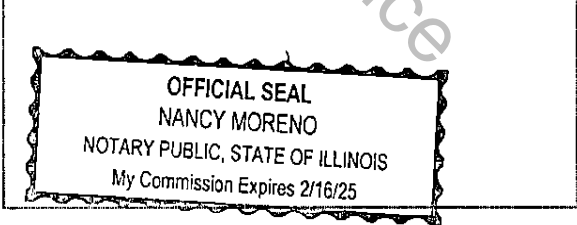
Nancy Moreno

By the said (Name of Grantee): JASKARAN S. GILL

AFFIX NOTARY STAMP BELOW

On this date of: 2/14/2024

NOTARY SIGNATURE: Nancy Moreno

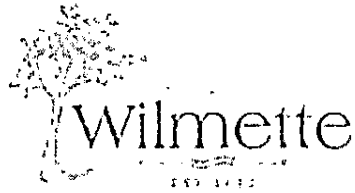


### CRIMINAL LIABILITY NOTICE

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)**

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Real Estate Transfer Tax  
**EXEMPT**

Issue Date 2/28/2024

**Revenue Stamps:**

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	KF	2024-02-28	305 DRIFTWOOD LANE

**Name of Buyer:**

JASKARAN S. GILL TRUST  
AGREEMENT DATED FEBRUARY 1, 2024

**Property Address:**

305 DRIFTWOOD LANE  
WILMETTE, IL 60091

Property of Cook County Clerk's Office