

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 10:56 AM Pg: 1 of 4

Dec ID 20240301655953

ST/Co Stamp 0-958-134-832 ST Tax \$0.00 CO Tax \$0.00

City Stamp 2-127-824-752 City Tax \$0.00

## PREPARED BY AND MAIL TO:

**Bill Ellsworth, Esq.  
ELLSWORTH LAW, LLC  
19 N. Grant Street  
Hinsdale, IL 60521**

## DEED IN TRUST

This indenture made this 3<sup>rd</sup> day of March, 2024, **AMIT B. PATEL** (the "Grantor"), a married man, of the County of Cook, State of Illinois, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to **AMIT B. PATEL**, hereinafter referred to as "said trustee", not individually, but as trustee of the **AMIT B. PATEL TRUST DATED DECEMBER 20, 2022**, as amended and restated from time to time (the "Grantee"), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

**UNIT 302 AND PARKING UNIT P-15 IN BUCKTOWN COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**PART OF LOTS 60 TO 66, BOTH INCLUSIVE, JOHNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3, 5 AND 6 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1193026, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 0020561173, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

PIN: 14-31-333-029-1045 and 14-31-333-029-1015

Common Address: 2045 W. Concord Place, Apt. 302, Chicago, Illinois 60647

**TO HAVE AND TO HOLD** that real estate, with the appurtenances upon the trust and for the uses and purposes herein and in such trust set forth.

Full power and authority is hereby granted to said trustees to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the trustees in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees, be obliged to see to the application of any purchase money, rent or money lent or

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with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreement.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof of this Deed in Trust the Trust was in full force and effect, (b) such documents were executed in accordance with the Trust, conditions and limitations contained herein and in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the trustees were duly authorized and empowered to execute and deliver such documents and (d) if the conveyance is made to a successor or successors in Trust, that such successor or successors in Trust had been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any predecessor in Trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. 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.

**IN WITNESS WHEREOF**, the Grantor has executed this Deed in Trust on the day and year first above written.

  
\_\_\_\_\_  
**AMIT B. PATEL**

*Exempt under provisions of Paragraph e  
Section 200/31-45 Real Estate Transfer Tax Act.*

3-3-24

*Date*



*Representative*

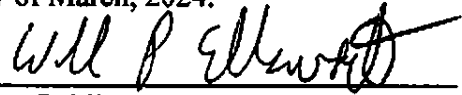
Clerk's Office

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State of Illinois            )  
  ) ss  
County of Cook            )

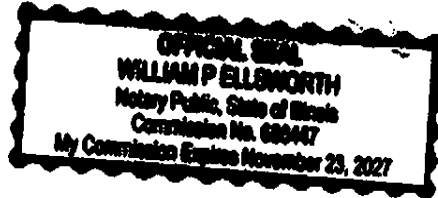
I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that **AMIT B. PATEL** is personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>rd</sup> day of March, 2024.



Notary Public

Commission Expires: November 23, 2027



**SEND SUBSEQUENT TAX BILLS TO:**

Amit B. Patel, Trustee  
3831 Wolf Road  
Western Springs, Illinois 60558

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

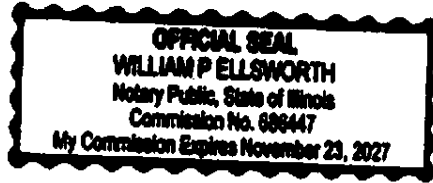
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: <sup>March 3</sup> January   , 2024

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before  
this   3<sup>rd</sup>   day of ~~January~~ <sup>March</sup>, 2024.

Notary Public William P Ellsworth



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 and hold title to real estate under the laws of the State of Illinois.

Dated: <sup>March 3</sup> January   , 2024

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
this   3<sup>rd</sup>   day of ~~January~~ <sup>March</sup>, 2024.

Notary Public William P Ellsworth



**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.