

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)



2407925021

Doc# 2407925021 Fee \$86.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

AFFIDAU FEE:\$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/19/2024 3:22 PM

PAGE: 1 OF 4

CAUTION: Consult a lawyer before using or acting under this form.
Neither the publisher nor the seller of this form makes any warranty
With respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

THE GRANTORS Ashish H. Palkhiwala and Seema A. Palkhiwala, a married couple,

of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid,
Convey and (V. AB RANT /QUIT CLAIM)* unto

Palkhiwala Family Trust

dated November 16, 2023,

Ashish H. Palkhiwala and Seema A. Palkhiwala as trustee(s) under declaration of trust with the address of 811 Tory Ct. Schaumburg, IL 60173

(hereinafter referred to as "said trustee"
regardless of the number of trustees,) 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:

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS
EXEMPT IN ACCORDANCE
WITH THE PROVISION OF
35ILCS 200/31-45(e).

[Signature] 11/22/27

Robert J. Mondo
Grantor's Attorney

LOT 18 IN BLOCK 4 IN ESSEX CLUB SUBDIVISION UNIT 1,
BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
RECORDED AS DOCUMENT NUMBER 91027512, IN COOK COUNTY,
ILLINOIS.

Permanent Real Estate Index Number(s): 07-23-212-018-0000

Address(es) of real estate: 811 Tory Ct., Schaumburg, IL 60173

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said trust 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, street, 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, from time to time, in possession or reversion, by leases to commence
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 and 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 or 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 ways and for such other considerations as it would be lawful for any person owning the same to deal with
the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to ~~the~~ said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with the title, estate, rigths, 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 certificate of title or duplicate thereof, or memorial, the 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 s 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

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal _____ this 22 day of November, 2023.

Ashish H. Palkhiwala

Ashish H. Palkhiwala

Seema A. Palkhiwala

Seema A. Palkhiwala

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Ashish H. Palkhiwala and Seema A. Palkhiwala, a married couple

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument a 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 22 day of November, 2023

Commission expires June 3, 2027 [Signature]
NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Robert J. Mondo
(Name)
P.O. Box 72668
(Address)
Roselle, IL 60172 }

SEND SUBSEQUENT TAX BILLS TO:
Ashish & Seema Palkhiwala
(Name)
811 Tory Ct.
(Address)
Schaumburg, IL 60173
(City, State and Zip)

OR

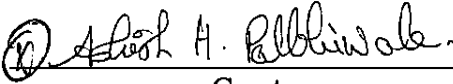
| | | |
|---|------|-------------|
| REAL ESTATE TRANSFER TAX | | 18-Mar-2024 |
| COUNTY: | 0.00 | |
| ILLINOIS: | 0.00 | |
| TOTAL: | 0.00 | |
| 07-23-212-018-0000 20231101679935 2-035-287-600 | | |



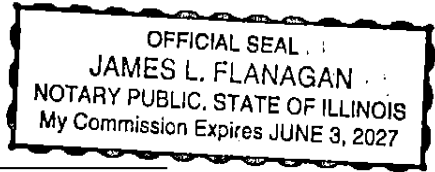
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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.

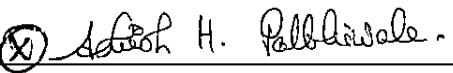
Dated December 1, 2023 Signature: 
Grantor

Subscribed and sworn to before me by the said Grantor
this 1st day of December, 2023.

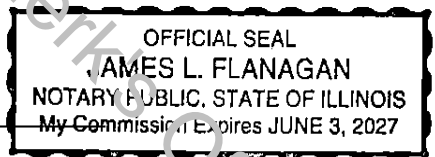


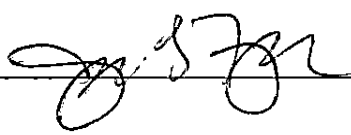
NOTARY PUBLIC 

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 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.

Date December 1, 2023 Signature: 
Grantee

Subscribed and sworn to before me by the said Grantee
this 1st day of December, 2023.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Stamp Number:

50152

Issued:

02/28/2024

Status:

PAID

ELECTRONIC TRANSFER STAMP

This transfer stamp is issued:

| | | |
|--------------------------|-----------------------------------|---------------------|
| To | Ashish H. and Seema A. Palkhiwala | As Grantor |
| For | 811 Tory Ct | As Property Address |
| Bearing | 07-23-212-018-0000 | As PIN |
| With payments for | Transfer Stamp Fee | \$10.00 |
| | Water Bill Balance Due | \$0.00 |
| | Total Due: | \$10.00 |

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <http://www.cookcountyclerk.il.gov/recordings>



| | |
|----------------------|------------|
| Paid: | \$10.00 |
| Date: | 02/28/2024 |
| Status: | PAID |
| Stamp Number: | 50152 |

Application and Payment Details

<https://dmzappsvr1.schaumburg.com/TransferStamps/Application/NKMCNZ050E8ZHWH>

Village of Schaumburg - Finance Department
101 Schaumburg Ct, Schaumburg IL 60193-1899

If you have any questions, please call Finance Collectors at 847-895-4500 or email financecollectors@schaumburg.com.