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DEED IN TRUST Illinois Statutory

Doc#: 2410824343 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 4:07 PM Pg: 1 of 4

PREPARED BY AND RETURN TO:

Carrie A. Zuniga
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191 E Deerpath, Ste. 300
Lake Forest, IL 60045

Dec ID 20240401679863
ST/Co Stamp 1-805-590-832 ST Tax \$0.00 CO Tax \$0.00

SEND SUBSEQUENT TAX

BILLS TO:

VEDIKA KHERADIYA, Trustee
3126 Whisperwoods Court
Northbrook, IL 60062

THE GRANTORS, TEJAS KHERADIYA and VEDIKA KHERADIYA, husband and wife, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

CONVEY and QUITCLAIM unto VEDIKA KHERADIYA, not individually, but as trustee of the VEDIKA KHERADIYA REVOCABLE TRUST dated December 27, 2023, as amended and restated from time to time, all my interest in the following described Real Estate, situated in the County of Lake, State of Illinois, to wit:

LOT 8 IN WHISPERWOODS OF NORTHBROOK, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE NORTH 821.50 FEET THEREOF, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1989 AS DOCUMENT 89491600, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-17-403-013-0000

Property Address: 3126 Whisperwoods Court, Northbrook, Illinois 60062

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, streets, highways or alleys; to vacate any subdivision or part thereof and to re-subdivide 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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

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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 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.


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 to 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 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 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 an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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.

Dated this 27th day of December, 2023.




TEJAS KHERADIYA


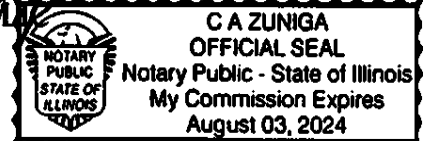
VEDIKA KHERADIYA

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that TEJAS KHERADIYA and VEDIKA KHERADIYA, 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 seal this 17th day of December, 2023.



NOTARY PUBLIC

C A ZUNIGA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 03, 2024

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Property of Cook County Clerk's Office

AFFIX TRANSFER STAMPS ABOVE

Or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

Date: December 27, 2023.



Owner, Agent or Representative

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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 in 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: April 12, 2024

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent on April 12, 2024.

Notary Public: _____

[Handwritten Signature]



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Trustees' Deed 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: April 12, 2024

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent on April 12, 2024.

Notary Public: _____

[Handwritten Signature]



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.

(Attached to deed of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)