

UNOFFICIAL COPY

ILLINOIS STATUTORY
DEED IN TRUST
TENANTS BY THE ENTIRETY

Doc#: 2412920522 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/8/2024 4:22 PM Pg: 1 of 5

Dec ID 20240401688970

MAIL TO:

Santosh Kunjir and Sharada Kunjir
119 Fulbright Lane
Schaumburg, IL 60194

SEND SUBSEQUENT TAX BILLS TO

Santosh Kunjir and Sharada Kunjir
119 Fulbright Lane
Schaumburg, IL 60194

THIS INDENTURE WITNESSETH, That the GRANTORS, Santosh Kunjir and Sharada Kunjir, husband and wife, as as Tenants by the Entirety, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to SANTOSH NARAYAN KUNJIR, as Trustee under the terms and provisions of a certain Trust Agreement dated the 24th day of September, 2021, and designated as the SANTOSH NARAYAN KUNJIR REVOCABLE TRUST, whose address is 119 Fulbright Lane, Schaumburg, Illinois 60194, and SHARADA SANTOSH KUNJIR, as Trustee under the terms and provisions of a certain Trust Agreement dated the 24th day of September, 2021, and designated as the SHARADA SANTOSH KUNJIR REVOCABLE TRUST, whose address is 119 Fulbright Lane, Schaumburg, Illinois 60194, (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, or who may be legally appointed, as TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 8 IN OLDE TOWN VILLAGE , BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1997 AS DOCUMET NUMBER 97633486, LYING THE VILLAGE OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 07-22-208-008-0000

ADDRESS OF REAL ESTATE: 119 Fulbright Lane, Schaumburg, Illinois 60194

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

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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 to 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, street, 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 enquire 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 so 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 agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with 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 persons 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with the like powers and authority as is vested in the Trustee named herein.

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 in 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.

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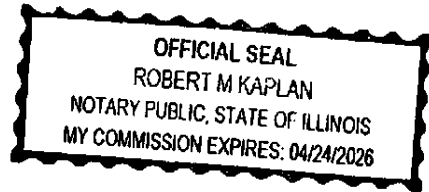
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 title to real estate in Illinois, or other entity recognized as a person and authorized to do business acquire title to real estate under the laws of the State of Illinois.

Dated: March 28, 2024 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

[Signature]
Notary Public

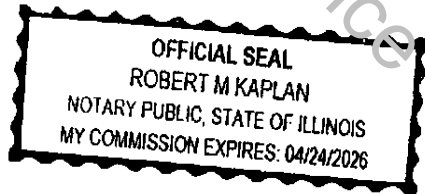


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: March 28, 2024 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

[Signature]
Notary Public



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.

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

UNOFFICIAL COPY**VILLAGE OF SCHAUMBURG**
PROGRESS THROUGH THOUGHTFUL PLANNING**Stamp Number:** 50532
Issued: 05/08/2024
Status: PAID**ELECTRONIC TRANSFER STAMP**

This transfer stamp is issued:

To	Santosh Kunjir and Sharada Kunjir	As Grantor
For	119 Fulbright Ln	As Property Address
Bearing	07-22-208-008-0000	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:	05/08/2024
Status:	PAID
Stamp Number:	50532

Application and Payment Details<https://dmzappsrv1.schaumburg.com/TransferStamps/Application/4WS7BBT3N4X52RS>

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.