

UNOFFICIAL COPY

Doc#: 2413827076 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/17/2024 10:15 AM Pg: 1 of 4

DEED IN TRUST

The GRANTORS,

Maher R. Bahu and Diane H. Bahu,
Husband and Wife
2340 Maple Avenue
Northbrook, IL 60062

Dec ID 20240501697302
ST/Co Stamp 1-325-565-232 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-251-823-408 City Tax \$0.00

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to

Maher R. Bahu and Diane H. Bahu, as Trustees under the terms and provisions of a certain Trust Agreement dated the 6th day of May, 2024 and known as the Maher R. Bahu and Diane H. Bahu Joint Declaration of Trust Number V09024, or to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed Grantee, the following described real estate: (See next page for legal description.)

Permanent Index Number (PIN): 14-53-208-028-1034

Address of Real Estate: 2020 N. Lincoln Park West, Unit 4G, Chicago, IL 60614

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:

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 inquire 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 instrument 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.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 5, Section 31-45,

Real Estate Transfer Tax Act

5-6-2024
Date

[Signature]
Representative

UNOFFICIAL COPY

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.

4. In the event of the Trustees herein named, to act, or upon their removal from the County, Michael Raja Bahu is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustees named herein provided he has reached the age of twenty-five (25).

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

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 6 day of May, 2024

Maher R. Bahu
Maher R Bahu

Diane H. Bahu
Diane H. Bahu

State of Illinois, County of Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maher Bahu and Diane H. Bahu, 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 official seal, this 6th day of May, 2024

My Commission expires 10-8-2026
Patricia A. Gilman
Notary Public



This instrument was prepared by: James C. Vito, Esq., 1480 Renaissance Dr., #209, Park Ridge, IL 60068

SEE LEGAL DESCRIPTION ATTACHED

MAIL TO:

James C. Vito, Esq.
Ponticelli & Vito
1480 Renaissance Drive, Suite 209
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Maher R. Bahu & Diane H. Bahu Trust
2340 Maple Avenue
Northbrook, IL 60062

UNOFFICIAL COPY

**LEGAL DESCRIPTION FOR PROPERTY
COMMONLY KNOWN AS
2020 N. Lincoln Park West
UNIT 4G
CHICAGO, IL 60614**

UNIT 04G IN 2020 LINCOLN PARK WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST ½ OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEES' SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF SAID LOTS, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25750909, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

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 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.

May 6 2024
Dated

Melissa Vrana, Agent
Maher R. Bahu and Diane H. Bahu

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTORS THIS

Sixth DAY OF May, 2024

Patricia A. Gilman
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.

May 6 2024
Dated

Melissa Vrana, Agent
Maher R. Bahu and Diane H. Bahu Joint Declaration of Trust Number V09024 dated the 6th day of May, 2024

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEES THIS

Sixth DAY OF May, 2024

Patricia A. Gilman
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]