

**UNOFFICIAL COPY**



Doc# 2425718040 Fee \$93.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 9/13/2024 1:27 PM  
PAGE: 1 OF 5

**PREPARED BY AND  
RETURN TO:  
NICOLE M. KERSTEN  
LAW OFFICE OF NICOLE M KERSTEN PC  
1N141 COUNTY FARM ROAD, SUITE 230  
WINFIELD, ILLINOIS 60190**

**RECORDING COVER PAGE  
DEED IN TRUST**

**STREET ADDRESS: 2081 Pine Street, Des Plaines, Illinois 60018  
PERMANENT INDEX NUMBER: 09-29-409-078-0000**

S Y  
P 0  
S Y-1  
SC      
INT RV

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR(S), VAISHALIBEN PATEL and DIPAKBHAI PATEL, married to each other, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto: DIPAKBHAI I. PATEL and VAISHALIBEN DIPAKBHAI PATEL, Trustees of the PATEL FAMILY REVOCABLE LIVING TRUST DATED June 28, 2024, 846 Nebel Lane, Des Plaines, Illinois 60018, and unto all and every successor trustee under said trust agreement the following described real estate in the County of Cook, and State of Illinois, to-wit:

PARCEL 1: THE EAST 18 FEET OF THE WEST 145.42 FEET OF THE SOUTH ½ OF LOT 4 IN TERRSAL PARK SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 31 FEET OF THE WEST 218.84 FEET (EXCEPT THE NORTH 91 FEET THEREOF OF LOT 4 IN TERRSAL PARK SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 17523383.

Subject to restrictions, reservations and easements of record and taxes for the year 2023 and subsequent years.

**COMMONLY KNOWN AS: 2081 Pine St., Apt. D, Des Plaines, Illinois 60018**

**Permanent Index Number: 09-29-409-078-0000**

City of Des Plaines  
 09/21/2024  
 Exempt deed or instrument  
 eligible for recordation  
 without payment of tax

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 such successor or successors in trust all of the title, estate, powers and authorities vested in said

# UNOFFICIAL COPY

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 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 make rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or changes 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.



And the said grantors hereby expressly waive and release any all right to or benefit under and by the 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 hands and seals this

28<sup>th</sup> day of June, 2024.

V. D. Patel  
VAISHALIBEN PATEL

D. I. Patel  
DIPAKBHAI PATEL

REAL ESTATE TRANSFER TAX		13-Sep-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-29-409-078-0000	20240801679264	0-178-344-112

# UNOFFICIAL COPY

Exempt under provisions of paragraph E Section 31-45, Property Tax Code

6-28-2024 \_\_\_\_\_  
Date Buyer, Seller, or Representative

The Foregoing transfer of title/conveyance is hereby accepted by Dipakbhai I. Patel, of the City of Des Plaines, County of Cook, State of Illinois, Trustee under the provisions of the PATEL FAMILY REVOCABLE LIVING TRUST dated June 28, 2024.

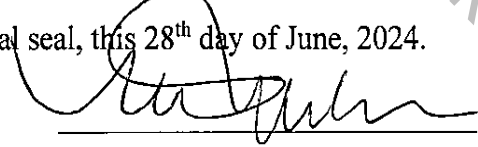
D. I. Patel.  
DIPAKBHAI I. PATEL, Trustee as Aforesaid

The Foregoing transfer of title/conveyance is hereby accepted by Vaishaliben Dipakbhai Patel, of the City of Des Plaines, County of Cook, State of Illinois, Trustee under the provisions of the PATEL FAMILY REVOCABLE LIVING TRUST dated June 28, 2024.

V. D. Patel.  
VAISHALIBEN DIPAKBHAI PATEL, Trustee as Aforesaid

STATE OF ILLINOIS     )  
  )  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that VAISHALIBEN PATEL and DIPAKBHAI PATEL, married to each other, is(are) personally known to me to be the same person(s) 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 28<sup>th</sup> day of June, 2024.  
  
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

**Prepared By/Return To:**  
**NICOLE M. KERSTEN**  
Law Office of Nicole M. Kersten, PC  
1N141 County Farm, Suite 230  
Winfield, Illinois 60190



**Mail Subsequent Tax Bill To:**  
**Dipakbhai I. Patel and Vaishaliben Dipakbhai Patel**  
846 Nebel Lane, Des Plaines, Illinois 60018

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 06/28/2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

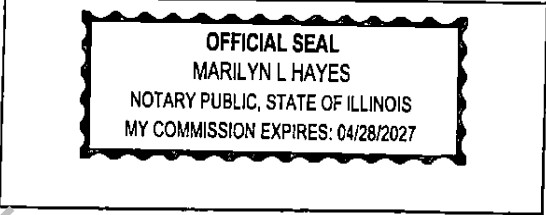
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Nicole M. Keuster, Agent

On this date of: 06/28/2024

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 06/28/2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

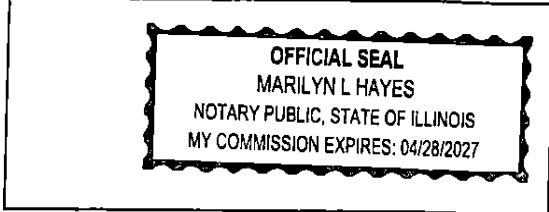
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Nicole M. Keuster, Agent

On this date of: 06/28/2024

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)