

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

0244/0001 51 001 Page 1 of 3  
2001-01-02 09:18:33  
Cook County Recorder 25.00



0010001426

TM 10237 / 857

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s)

M. R. NOMAN KHAN, married to Najma Khan

of the County of COOK and State of ILLINOIS for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 1st day of JULY 2000, known as Trust Number 12624, the following described real estate in the County of COOK and State of Illinois, to-wit:

122011 STEL

= see attached legal description =

PIN 1211310034

THIS IS NOT HOMESTEAD PROPERTY.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 premise 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 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 waive S and release S 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 NO aforesaid NO hereunto set his hand and seal \_\_\_\_\_ this \_\_\_\_\_ day of OCTOBER 2000

Mirroman Khan

THIS INSTRUMENT WAS PREPARED BY: WALDEMAR WYSZYNSKI, ESQ.  
15 N. NW Hwy. PARK RIDGE IL 60068

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 MIRROMAN KHAN

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_  
15 subscribed to the foregoing instrument, appeared before me this  
day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this \_\_\_\_\_ day of OCT 2000

[Signature]  
Notary Public

"OFFICIAL SEAL"  
CHRISTOPHER S. KOZICE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/29/2001

**PARKWAY BANK AND TRUST COMPANY**  
**4800 NORTH HARLEM AVENUE**  
**HARWOOD HEIGHTS, ILLINOIS 60706**  
**RECORDER'S BOX 282**

For information only insert street address of  
above described property  
6633 W. FOSTER  
CHICAGO IL 60656

## COMMITMENT - LEGAL DESCRIPTION

### Parcel 1:

That part of the West 174.33 feet of the East 299.33 feet, as measured along the North line of the North 660.00 feet, as measured along the east line, of the West 1/2 of the Southwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, (except therefrom the North 40 feet thereof), described as follows:

Beginning at the Northeast corner of the above described land; thence South along the East line of said land (for the purpose of describing this parcel said East line taken as North and South) 334.98 feet; thence South 2.33 feet to the point of beginning of the parcel hereon described: thence West 14.74 feet; thence South 2.33 feet; thence West 86.59 feet; thence North 43.92 feet; thence East 86.58 feet; thence South 2.33 feet; thence East 14.75 feet; thence South 39.33 feet to the point of beginning.

### Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements registered as document number LR 2869282 and as created by deed from Northbrook Trust and Savings Bank, as trustee, under a trust agreement dated March 25, 1975 and known as trust number LT1009 to Carol L. Van Natta dated October 8, 1975 and filed November 23, 1976 as document number LR2907685 for Ingress and Egress.

City of Chicago  
Dept. of Revenue  
242514  
DEC 28 2000  
Batch 03131 23  
Real Estate  
Transfer Stamp  
\$6,600.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 28.00  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
# 0044000  
FP326670

STATE OF ILLINOIS  
DEC. 28.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
DEC 28 2000  
963220000000000000  
FP326660

**STEWART TITLE GUARANTY  
COMPANY**