

UNOFFICIAL COPY

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2003-01-06 10:19:02

Cook County Recorder 32.00

DEED IN TRUST

(ILLINOIS)



0030012622

Above Space for Recorder's Use Only

THE GRANTOR(S),  
BHAGVAN H. PATEL, also  
known as B. H. PATEL, married  
to MANGU B. PATEL,

of the County of Cook and State  
of Illinois, for and in  
consideration of Ten and No  
Dollars; and other good and  
valuable considerations in hand  
paid, Convey and Warrant unto

"B. H. PATEL and MANGU B.  
PATEL, trustees of the PATEL LIVING TRUST dated JAN 0 8 2002 of 6 Stonebrook  
Court, South Barrington, Illinois 60010."

and unto all and every successor or successors in trust under said trust agreement, the following  
described real estate in the County of Cook and State of Illinois, to wit:

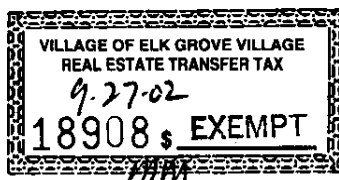
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: 08-35-104-034; 08-35-104-070; 08-35-104-071

Address of Real Estate: 1717 Busse Road, Elk Grove Village, Illinois 60007

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 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 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 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



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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

## EXHIBIT A

## LEGAL DESCRIPTION

That part of Lot 7 in Centex Industrial Park Unit 1, being a Subdivision in Section 35, Township 41 North, Range 11 East of the Third Principal Meridian, lying West of a line drawn from a point on the North line of Lot 7 aforesaid, 205.98 feet West of the Northeast corner thereof, to a point on the South line of Lot 7 aforesaid, 205.83 feet West of the Southeast corner thereof; also the South 25 feet of that part of Lot 7 lying East of a line drawn from a point on the North line of Lot 7 aforesaid, 205.98 feet West of the Northeast corner thereof, to a point on the South line of Lot 7 aforesaid, 205.83 feet West of the Southeast corner thereof, in Cook County, Illinois.

SUBJECT TO utility easements and roads and highways, if any; general real estate taxes for the year 1994 and subsequent years; covenants and restrictions contained in deed from Chicago Title and Trust Company as Trustee under Trust Number 38909 to Basic Products Corporation, a Wisconsin corporation, dated July 14, 1958 and recorded July 28, 1958 as Document 17272321; easement and reservations for utility services within the area between property line and building lines together with the right to grant such rights to others as reserved in the deed from Chicago Title and Trust Company as Trustee under Trust Number 38909 to Basic Products Corporation dated July 14, 1958 and recorded July 28, 1958 as Document 17272321, easement in favor of Elk Grove Water and Sewer Co., an Illinois corporation, to install and maintain its facilities within the West 25 feet of land as contained in the Plat of Centex Industrial Park Unit 1 aforesaid; 25 foot building line as shown on the Plat of Centex Industrial Park Unit 1; easement for public utilities, including sewer, water and drainage over the West 25 feet of land as shown and reserved on the Plat of Centex Industrial Park Unit 1 aforesaid; easement over the West 25 feet of land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and electric service, together with the right to overhand serial service wires over any part of land and also with the right of access thereto as granted to the Illinois Bell Telephone Co., and Commonwealth Edison Co. and their respective successor and assigns and as shown on Plat of said Subdivision recorded July 28, 1858 as Document 17272320, rerecorded August 29, 1858 as Document 17304268 and also filed registered in Registrar Office as LR1815019; and 25 foot building line as shown on the Plat of Subdivision recorded November 26, 1957 as Document 17075036.

In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on 4-5-02.

B. Patel (SEAL)

BHAGVAN H. PATEL, also known as  
B. H. PATEL

State of Illinois, County of Lake: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BHAGVAN H. PATEL, also known as B. H. PATEL married to MANGU B. PATEL, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instruments 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 on 4-5-02.

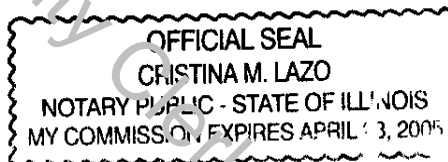
Commission expires \_\_\_\_\_, 20\_\_ Cristina M. Lazo

NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of  
Paragraph e, Section 4 of the  
Real Estate Transfer Act.

Date: 4-5-2002



Signature: Jane Rose

PREPARED BY/MAIL TO:

Dean R. Hedeker, Ltd.  
510 Lake Cook Road, Ste. 105  
Deerfield, Illinois 60015

SEND SUBSEQUENT TAX BILLS TO:

PATEL LIVING TRUST  
6 Stonebrook Court  
South Barrington, Illinois 60010

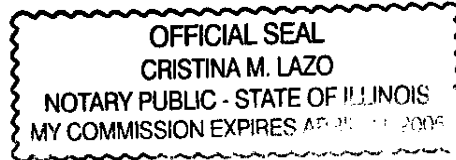
STATEMENT BY GRANTOR AND GRANTEE

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 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: 4-5-02

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me on 4-5-02



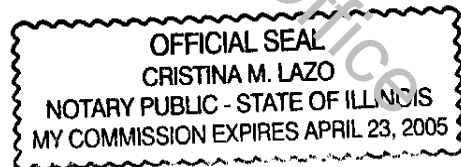
Notary Public [Handwritten Signature]

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: 4-5-02

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me on 4-5-02



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.

(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)