

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/15/2003 10:39 AM Pg: 1 of 3

DEED IN TRUST

(The above space for Recorder's use only.)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, BALJIT SINGH A/K/A BALJIT K. SINGH A WIDOW AND NOT SINCE REMARRIED of the County of COOK and State of Illinois for and in consideration of TEN Dollars and other good and valuable considerations in hand paid, Convey and Warrant unto the VILLA PARK TRUST & SAVINGS BANK, an Illinois banking corporation, having its principal office in Villa Park, Illinois, as TRUSTEE under the provisions of a trust agreement dated the 29th day of OCTOBER 2002, known as Trust Number 2585, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 20 (Except the North 10 Feet Thereof), all of lot 21 and the North 1/2 of Lot 22 in Block 3 in the Subdivision of the East 19 Acres of the West 38 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 13-36-310-042 and 13-36-310-043
Property Address: 1808 North Whipple, Chicago, IL. 60647

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such 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 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 99 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 such 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 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

Handwritten signatures and initials

UNOFFICIAL COPY

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 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.

And the said grantor hereby expressly waive and release 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.

DATED this _____ day of OCTOBER, 20 02

Please print or type
Name(s)
below
Signature(s)

BALJIT SINGH (SEAL) BALJIT K. SINGH (SEAL)
BALJIT SINGH A/K/A BALJIT K. SINGH (SEAL)

STATE OF ILLINOIS, COUNTY OF DUPAGE ss. I undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BALJIT SINGH A/K/A BALJIT K. SINGH, A WIDOW AND NOT SINCE REMARRIED

BALJIT SINGH personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this _____ day in person and acknowledged that SHE signed, sealed and delivered the said instrument as HER 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 8TH day of OCTOBER, 20 02

My commission expires: 12/6/04 _____
Notary Public

This instrument prepared by the undersigned.

Name sondra austin, esq. For information only, insert address of property.
Address 245 S. York Road 1808 N. Whipple
City & Zip Elmhurst, IL. 60126 Chicago, IL. 60647

Send subsequent tax bills to: VILLA PARK TRUST & SAVINGS BANK, TRUSTEE

Mail to: **VILLA PARK TRUST & SAVINGS BANK**
10 South Villa Avenue
Villa Park, IL 60181

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

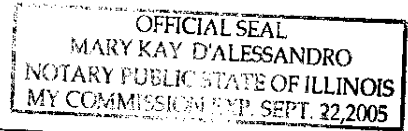
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 11, 2002

Signature: *Bella Sh*
Grantor or Agent

Subscribed and sworn to before
This 11th day of November, 2002.

Notary Public *Mary Kay D'Alessandro*



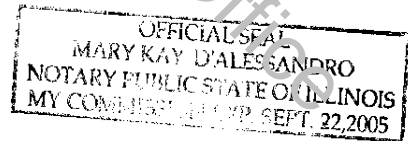
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 11, 2002

Signature: *Patricia Montgomery*
Grantee or Agent

Subscribed and sworn to before
This 11th day of November, 2002.

Notary Public *Mary Kay D'Alessandro*



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 provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)