

UNOFFICIAL COPY

DEED IN TRUST

The above space for recorder's use only.

Form 191 Rev 07-89

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, KISHAN CHAND & KRISHNA PAHUJA CHAND, of the County of Lake and State of Indiana, his wife, Indiana, for and in consideration of the sum of -----TEN----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Quit Claims unto SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of January 19 89, and known as Trust Number 9260, the following described real estate in the County of Cook and State of Illinois, to wit:

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ALL THAT PART OF THE NORTH SOUTH 20 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 15 TO 23, BOTH INCLUSIVE, LYING WEST OF A LINE 20 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOTS 15 TO 23, BOTH INCLUSIVE, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 15 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 23 ALL IN BLOCK 52 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING SOUTH OF THE INDIAN BOUNDARY LINE), IN COOK COUNTY, ILLINOIS.

75 21 046 D 2 NR

Property Address: 10537-10559 Torrence

Permanent Real Estate Index Number: 26-07-312-011 to 014

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, be concerned to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 hereunder by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver by 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 a property interest and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 S 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.

In Witness Whereof, the grantor S stored said hands hereunto set their hands and seals the 1st day of November 19 9K KISHAN CHAND M.D. KRISHNA PAHUJA CHAND M.D.

This space for affixing Riders and Revenue Stamps Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.

Date 11-30-94 Buyer, Seller or Representative

Document Number 04011725

MAILED TO: Prepared by SOUTH HOLLAND TRUST & SAVINGS BANK 16178 South Park Avenue South Holland, Illinois

BOX 333-CTI

UNOFFICIAL COPY

State of Indiana)
County of Lake)

I, Kimberly S. Lawhead a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Kishan Chand, M.D. and Krishna Pahuja
Chand, M.D.

personally known to me to be the same person S whose name S 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 notarial seal this 1st day of November 19 94

Kimberly S. Lawhead
Notary Public

This instrument was prepared by:

(Name) _____

(Address) _____

Mail subsequent tax bills to:

(Name) _____

(Address) _____

COOK COUNTY, ILLINOIS
FILED FOR RECORD
94 DEC -1 PM 2:59

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Property of Cook County Clerk's Office

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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 11-30, 1994 Signature: Tim Burt

Grantor or Agent

Subscribed and sworn to before me by the
said W. B. ... this
30 day of November, 1994

Notary Public Patricia Craven

"OFFICIAL SEAL"
Patricia Craven
Notary Public, State of Illinois
My Commission Expires 2/26/96

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 11-30, 1994 Signature: Tim Burt

Grantee or Agent

Subscribed and sworn to before me by the
said W. B. ... this
30 day of November, 1994

Notary Public Patricia Craven

"OFFICIAL SEAL"
Patricia Craven
Notary Public, State of Illinois
My Commission Expires 2/26/96

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.]

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