

UNOFFICIAL COPY



Doc#: 0420945172
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/27/2004 02:27 PM Pg: 1 of 3

Warranty Deed In Trust

THIS INDENTURE WITNESSETH, that
Grantor, Chandrakant Thakkar,
Dharmendra V. Thakker,
Bhanu Thakkar and
Priti D. Thakkar, as
joint tenants

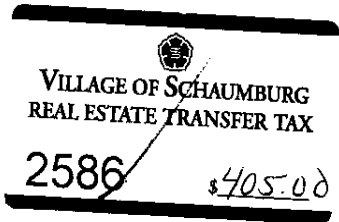
of the County of Cook and
State of Illinois, for and in consideration in
hand paid, and of other good and valuable
considerations, receipt of which is hereby

duly acknowledged, Convey and Warrant unto Harris Trust and Savings Bank, an Illinois banking corporation, organized and existing
under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under
the provisions of a certain Trust Agreement, dated the 15th day of July, 2004, and
known as Trust Number H781535, grantee, the following described real estate (hereinafter the "Premises") situated
in Cook County, Illinois, to wit:

See Legal Description Attached Hereto

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100414, 1 of 4 TS/AK
DEC



Permanent Index No. 07-33-200-056

The Powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.
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 aforesaid ha ve hereunto set their hand and seal this Deed in Trust Trust
day of July 20 04.

Chandrakant Thakkar (SEAL) Dharmendra Thakker (SEAL)
Bhanu Thakkar (SEAL) Priti D Thakkar (SEAL)

THIS INSTRUMENT PREPARED BY: Gene S. Bobroff 1701 E Woodfield, Schaumburg, IL

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SUBJECT TO:

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither Harris Trust and Savings Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 arising from the sale or any 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, the intention hereof being to vest in said Harris Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

COUNTY OF COOK)

) SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that CHANDRAKANT THAKKAR, DHARMENDRA V. THAKKER, BHANU THAKKAR AND PRITI D. THAKKAR personally known to me to be the same person whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledge 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 20th day of JULY 2004.

Notary Public, State of Illinois

NOTARY PUBLIC

MAIL TO GRANTEE'S ADDRESS:

HARRIS TRUST AND SAVINGS BANK



Street 201 S Grove
City Barrington IL
Zip Code 60010

875 W Wise Schaumburg IL
ADDRESS OF PROPERTY

825 W Wise, Schaumburg IL

TAXES TO BE MAILED TO:

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ALTA Commitment Schedule C

File No.: NCS-100414-CHI1


Legal Description:

The West 100 feet of Lot 2 in Block 1 in Centex-Schaumburg Industrial Park Unit 1, being a subdivision in the North half of Section 33, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on May 6, 1970 as Document No. 2501940.

825 W. Wise Road
Schaumburg, IL

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 27. 04


REVENUE STAMP

0000135674

REAL ESTATE TRANSFER TAX
0020250
FP 326670

STATE TAX

STATE OF ILLINOIS



JUL. 27. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000067776

REAL ESTATE TRANSFER TAX
0040500
FP 326669

Property of Cook County Clerk's Office