



0428818083

DEED IN TRUST (ILLINOIS)

Doc#: 0428818083
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/14/2004 10:40 AM Pg: 1 of 4

THE GRANTOR

Betty Johnson, single, Girish Parikh
and Hasu Parikh, husband and wife,
Maria Escobar and ~~Isabelle Escobar~~,
~~Isabelle Escobar~~, Evangeline C.
Macalalad and Isagani M. Macalalad,
husband and wife, and Fausto Lopez,
single

Above space for Recorder's Office Only

of the County of Cook and State of Illinois, and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to as to an undivided $\frac{1}{2}$ interest to Girish Parikh and Hasu Parikh, as co-trustees of the Girish Parikh Revocable Trust dated January 20, 1998; and as to an undivided $\frac{1}{2}$ interest to Girish Parikh and Hasu Parikh, as co-trustees of the Hasu Parikh Revocable Trust dated January 20, 1998; and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THE WEST 12.33 FEET OF THE EAST 49.35 FEET OF THE SOUTH 44.55 FEET OF THE NORTH 186.58 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF ROGERS PARK SUBDIVISION, A SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ AND THAT PART OF THE NORTHWEST $\frac{1}{4}$, LYING EAST OF RIDGE ROAD, OF SECTION 31, ALSO THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 366 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF ESTES AVENUE, AS NOW LOCATED AND ESTABLISHED; THENCE EAST ALONG THE NORTH LINE OF ESTES AVENUE TO A POINT DISTANT 25.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST WESTERLY TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, AS SAID TRACK IS NOW LOCATED AND ESTABLISHED; THENCE NORTHERLY PARALLEL WITH THE SAID CENTER LINE OF SAID MOST WESTERLY TRACK A DISTANCE OF 366 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF TOUHY AVENUE, AS NOW LOCATED AND ESTABLISHED, THENCE WEST ALONG THE SAID SOUTH LINE OF TOUHY AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 11-31-201-077-0000
Address(es) of real estate: 1787 W. Touhy, Chicago, IL 60626

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to

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purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor _____ hereby waive _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25 day of January, 2004

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Betty Johnson (SEAL)
Betty Johnson

Girish Parikh (SEAL)
Girish Parikh

Hasu Parikh (SEAL)
Hasu Parikh

Maria Escobar (SEAL)
Maria Escobar

Esteban Flores Carlos Escobar
Esteban Flores Carlos Escobar

Evangelina C. Macalalad
Evangelina C. Macalalad

Isagani M. Macalalad
Isagani M. Macalalad

Fausto Lopez
Fausto Lopez

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Betty Johnson, single, Girish Parikh and

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Hasu Parikh, husband and wife, Maria Escobar and ^{Carlos Escobar, mother and} ~~Esteban Flores, husband and~~
~~wife~~, Evangeline C. Macalalad and Isagani M. Macalalad, husband and wife, and
 Fausto Lopez, single 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 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 25 day of January, 2004

Commission expires 7/13/05 ~~to~~ [Signature]
OFFICIAL SEAL
KARL HOFBAUER
 NOTARY PUBLIC
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 07/13/05

This instrument was prepared by: J. Thomas Witek, 5600 North River Road, Suite 800, Rosemont, Illinois 60018

MAIL TO:
Girish Parikh
1787 W. Touhy, Unit B
Chicago, IL 60626

SEND SUBSEQUENT TAX BILLS TO:
 Girish Parikh and Hasu Parikh
 1787 W. Touhy, Unit B
 Chicago IL 60626

OR
 Recorder's Office Box No. _____

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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 25, 2004

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 25 day of January, 2004.

Notary Public [Signature]



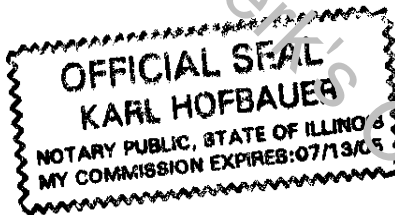
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 25, 2004

Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 25 day of January, 2004.

Notary Public [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.

(Attached 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.)