

# UNOFFICIAL COPY

## TRUST TO TRUST DEED



Doc#: 0500734190  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 01/07/2005 02:43 PM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

**THIS INDENTURE**, made this 17 day of January, 2005, between Janna Dutton, not personally but as successor trustee of the Trust Agreement of Helen Chandra dated September 10, 1996, of Chicago, Illinois, and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby convey and quit-claim to Pramod Chandra as Trustee of the Sasanka Chandra Special Needs Trust created under the terms of the Trust Agreement of Helen Chandra dated September 10, 1996 the following described real estate in the County of Cook, State of Illinois:

UNIT NUMBER 5817-2 IN THE BLACKSTONE 5817-19 BLACKSTONE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 76 IN HOYT'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 17 ACRES OF SOUTH EAST 1/4 OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 20-14-222-074-1002

Commonly Known As: 5817 South Blackstone, Unit 2 North, Chicago, Illinois 60637

**TO HAVE AND TO HOLD** said premises with the appurtenances upon the trusts for the uses and purposes herein in said 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 subdivide 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 successor in trust all of the title, estate, power 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 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

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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 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 an 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 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 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 this 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 the 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 the Indenture and 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 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.

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 not 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, Janna Dutton, not personally but as successor Trustee of the Trust Agreement of Helen Chandra dated September 10, 1996, 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.

The grantor has set her hand and seal on January 7, 2005.



Janna Dutton as successor Trustee of the Trust  
Agreement of Helen Chandra dated September 10, 1996

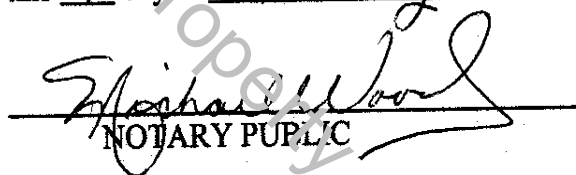
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STATE OF ILLINOIS )

COUNTY OF COOK )

I, a Notary Public in and for the County and State, CERTIFY that Janna Dutton, not personally but as successor trustee of the Trust Agreement of Helen Chandra dated September 10, 1996, personally known to me to be the same person whose name is 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 7 day of January, 2005.

  
NOTARY PUBLIC



Prepared by : Janna Dutton  
One North LaSalle Street, Suite 1700  
Chicago, IL 60602

Address of Property: 5817 South Blackstone, Unit 2 North  
Chicago, IL 60637

(The above address is for statistical purposes only  
and is not part of this deed.)

Mail Recorded  
Document to :

Janna Dutton, Esq.  
One North LaSalle Street, Suite 1700  
Chicago, IL 60602



Mail Subsequent  
Tax Bills to :

Pramod Chandra, Trustee  
Sasanka Chandra Special Needs Trust  
120 Huron  
Cambridge, MA 02138

**UNOFFICIAL COPY****EUGENE "GENE" MOORE**
**RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES**  
**COOK COUNTY, ILLINOIS**
**GRANTOR/GRANTEE STATEMENT**

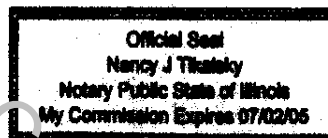
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 7, 2005

Signature: [Signature]

Grantor or Agent

Subscribed and Sworn to before me

this 7th day of January, 2005  
Notary Public [Signature]


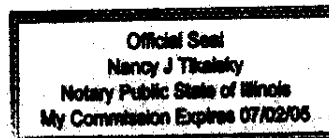
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 January 7, 2005

Signature: [Signature]

Grantee or Agent

Subscribed and Sworn to before me

this 7th day of January, 2005  
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.

(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.)