

UNOFFICIAL COPY

PREPARED BY:

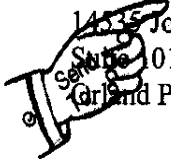
James F. Dunneback, P.C.
14535 John Humphrey Drive
Suite 101
Orland Park, Illinois 60462



MAIL TO:

James F. Dunneback, P.C.
14535 John Humphrey Drive
Suite 101
Orland Park, Illinois 60462

Doc#: 0502119138
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2005 01:38 PM Pg: 1 of 3



DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantors, Thakor Patel of the County of Cook, State of Illinois, and Rupal J. Patel of the County of Henry, State of Georgia, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, Convey and Warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 5th day of January, 2004, and known as Trust Number 18051 the following described real estate in the County of Cook, and State of Illinois, to wit:

Parcel 1: Lot 1 in Owner's Subdivision of the South 300.0 feet of the North 1666.70 feet of the West 726 feet of the West 1/2 of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 over part of Lot 2 in Owner's Subdivision aforesaid, for ingress and egress, as created by the Declaration of Easement for ingress and egress and parking recorded December 14, 1987 as document 87658481 and re-recorded as document 88097921.

Parcel 3: Lot 2 in Owners Subdivision of the South 300.0 Feet of the North 1666.70 Feet of the West 726.00 Feet of the West Half of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian described as follows: commencing at the Northwest Corner of Said Lot 2, thence North 89 Degrees 52 Minutes 00 Seconds East 375.67 Feet to the point of beginning; thence continuing on the last described course, 45.56 Feet, thence South 0 Degrees 10 Minutes 11 Seconds West 30.30 Feet thence North 89 Degrees 52 Minutes 12 Seconds East 4.03 Feet thence South 0 Degrees 44 Minutes 14 Seconds West, 8.65 Feet thence North 80 Degrees 15 Minutes 49 Seconds West, 49.89 Feet Thence North 0 Degrees 44 Minutes 11 Seconds East 38.91 Feet to the point of beginning, all in Section 10, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 27-10-100-086-0000
Address(es) of Real Estate: 14455 LaGrange Road, Orland Park, Illinois 60462

Exempt under provisions of Paragraph 31-45, Property Tax Code.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

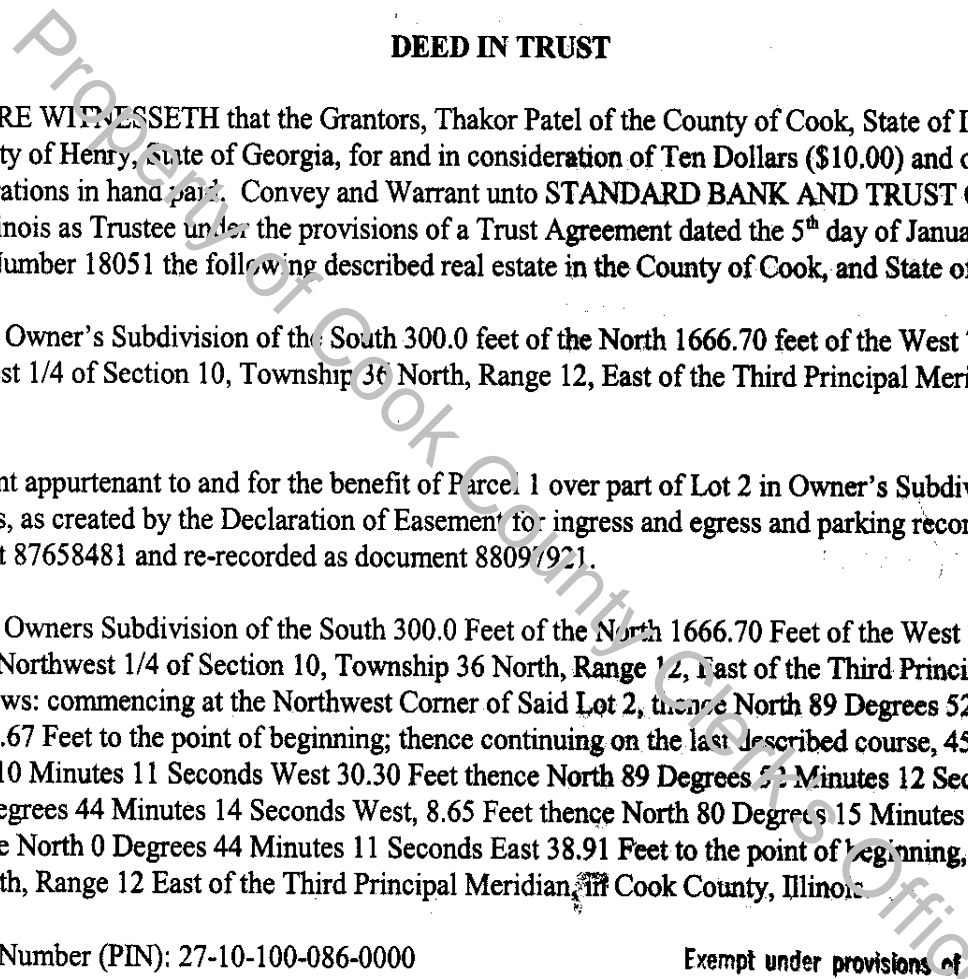
1/18/05
Date

[Signature]
Buyer, Seller, or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 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 to 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 marks, street, 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 99 years and to renew, extend or modify any existing lease.

1 of 3
HUC DEC
655113e
1ST AMERICAN TITLE Order #



3

UNOFFICIAL COPY

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 enquire 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 so 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 with 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 persons 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.

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.

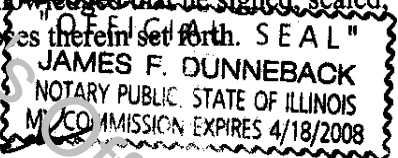
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in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

IN WITNESS WHEREOF, the Grantor, Thakor Patel, has hereunto set his hand and seal this 24th day of Sept, 2004.

[Signature]
Thakor Patel

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thakor Patel, 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 severally acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of Sept, 2004
Commission expires 4-18-2008



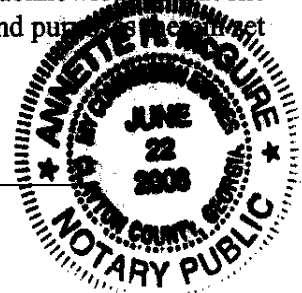
Notary Public

IN WITNESS WHEREOF, the Grantor, Rupal J. Patel, has hereunto set his hand and seal this 24th day of Sept, 2004.

[Signature]
Rupal J. Patel

State of Georgia, County of Henry, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rupal J. Patel, 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 severally acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of September, 2004
Commission expires June 22, 2008



UNOFFICIAL COPY



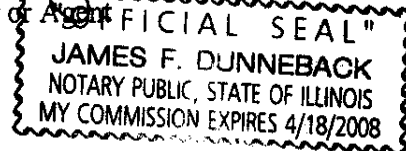
First American Title Company

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 1/18, 2005 Signature [Signature]
Grantor or Agent

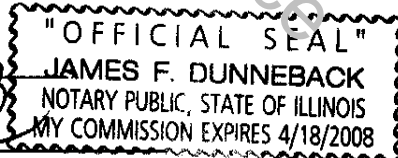
Subscribed and sworn to before me
by the said [Signature] affiant
This 18 day of January
2005
Notary Public [Signature]



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 1/18, 2005 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Signature] affiant
This 18 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.)