### UNOFFICIAL COPY

#### PREPARED BY:

Jyotsna & Prashant Deshpande 30 Carriage Trail Palos Heights, IL. 60463

#### MAIL TO:

Standard Eank and Trust Company 7800 W. 95th ST. Hickory Hills, IL. 60457



Doc#: 0521626019
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/04/2005 01:26 PM Pg: 1 of 3

#### DEED IN TRUST

THIS INDENTURE WITNLSS ETH that the Grantor Jyotsna P. Deshpande or Prashant G. Deshpande, Trustees under the Jyotsna P. Deshpande Living Trust dated January 22, 1999 of the County of Cook and Stars of Illinois 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 6th day of July, 2005, and known as Trust Number 18928 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 10 in Block 3 in Country Squire Fstates Unit No. 1, being a Subdivision of part of the East ½ of the Northwest ¼ of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 23-25-109-010-0000

Commonly known as: 30 Carriage Trail, Palos Veights, IL. 60463

O'Connor Title
Services, Inc.
5216 - 0087

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the user and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

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The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee in and to all the premises above

And the said grantor hereby expressly waive and releases any and all right or benefit under and by virtue of any and all statutes described. of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise. hand and seal this 6th day of July, 2005

IN WITNESS WHEREOF, the grantor aforesaid ha

hereunto set

Jyotsna P. Deshpande, Trustee

Prashant G. Deshpande, Trustee

I, the undersigned, a Notary Public in 2nd for said County in the State aforesaid, DO HEREBY CERTIFY, that

Jyotsna P. Deshpande or Prashint G. Deshpande, Trustees of the Jyotsna P. Deshpande

Living Trust dated January 22, 1999 personally known to me to be the same person whose name

subscribed to the foregoing instrument appeared before me this

Clort's Office

day in person and acknowledged that they signed, scaled 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 6th

day

2005 , A.D.

"OFFICIAL SEAL" Jean M. Kopjo Notary Public, State of Illinois

My Commission Expires Nov. 16, 2006

(WARRANTY DEED)

STANDARD BANK AND TRUST CO 7800 West 95th Street, Hickory Hills, IL 60457

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### **UNOFFICIAL COPY**

# EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 <u>July 6, 2005</u>	1	/ Stesn	Pande
STATE OF ILLINOIS )	Ox	YORSUM GRANTOF	OR AGENT
COUNTY OF COOK )	C		·
Subscribed and sworn to before	me this 6th Jev of July 2	005	
My commission expires:	"OFFICIAL SEAL" Jean M. Kopjo Notary Public, State of Illinois My Commission Expires Nov. 16, 2000	Jan K	dary Public
*******	*********	×**********	******

The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of relegicial 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 <u>July 6</u>	, 2005	<i>!</i>		RANTEE OR AGEN	Jr.
			540tsu4	WATER OK-WORL	AI
STATE OF ILLINOIS	) )		, -		
COUNTY OF COOK	)				
Subscribed and sworn t	o before me th	is <u>6th</u> day of <u>Jul</u>	y 2005		
My commission expires:	} ^	"OFFICIAL SEAL" Jean M. Kopjo lotary Public, State of Illinois	Gao	Notary Public	PP -

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 a Class A misdemeanor for subsequent offenses.

NOTE:

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]