

# UNOFFICIAL COPY

**PREPARED BY:**

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

**MAIL TO:**

Standard Bank 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 WITNESSETH** 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 State 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 Estates Unit No. 1, being a Subdivision of part of the East 1/2 of the Northwest 1/4 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 Heights, IL. 60463

EXEMPT UNDER SECTION 17-102  
PROPERTY OF  
REAL ESTATE  
DATE 8/2/05  
SIGNATURE OF TRUSTEE  
OR THEIR AUTHORIZED AGENT

O'Connor Title  
Services, Inc.

# 5216-0083

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses 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 described.

And the said grantor hereby expressly waive 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.

IN WITNESS WHEREOF, the grantor aforesaid ha hereunto set hand and seal this 6th day of July, 2005

Jyotsna P. Deshpande  
 Jyotsna P. Deshpande, Trustee

Prashant G. Deshpande  
 Prashant G. Deshpande, Trustee

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Jyotsna P. Deshpande or Prashant 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 day in person and acknowledged 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 6th day July, A.D. 2005

Jean M. Kopjo  
 NOTARY PUBLIC



**DEED IN TRUST**

(WARRANTY DEED)



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

