



Doc#: 0529842124 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/25/2005 09:13 AM Pg: 1 of 3

**WARRANTY  
DEED IN TRUST**

After Recording Mail To:  
Albany Bank & Trust Company N.A.  
3400 W. Lawrence Ave.  
Chicago, Illinois 60625  
or BOX 35

Name and Address of Taxpayer:

Morgan & Per  
710 N. Cicero Ave, #101  
Lislewood, IL 60712

THIS INDENTURE WITNESSETH, That the Grantors, BALWANT C. PATEL, UPENDRA M. PATEL and MAYANK PATEL

of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ALBANY BANK & TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated September 29, 2005 and known as Trust Number 11-6080 the following described real estate in County of Cook and State of Illinois, to wit:

See Attached Legal Description

This Is Commercial Property and Is Not Subject To Any Rights of Homestead

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement 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 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 successors in trust all of the title, estate, powers 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 the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 196 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 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 the 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 or 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 by law 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.

25104598  
2 HG9972043

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BOX 333-CT

STATE OF ILLINOIS



OCT. 13. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013362

REAL ESTATE  
TRANSFER TAX

00360.00

FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



OCT. 13. 05

REVENUE STAMP

# 0000013451

REAL ESTATE  
TRANSFER TAX

00180.00

FP 103034

# UNOFFICIAL COPY

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 said 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 this 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 this indenture and in 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 a 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/have hereunto set their hand(s) and seal this 6th day of October, 2005.

Balwant C. Patel (Seal)  
BALWANT C. PATEL

Upendra M. Patel (Seal)  
UPENDRA M. PATEL

Mayank Patel (Seal)  
MAYANK PATEL

STATE OF ILLINOIS  
) ss.  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BALWANT C. PATEL, UPENDRA M. PATEL and MAYANK PATEL 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 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 of October, 2005

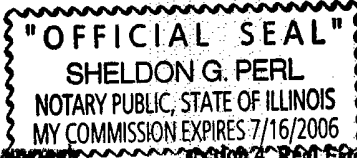
Notary Public

Illinois Transfer Stamp - Exempt under provisions of paragraph 4, Section 4, Real Estate Transfer Act

Buyer, Seller, or Representative

Prepared by:

Ira I. Silverstein, 111 W. Washington, Chicago, Illinois 60602



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 23 IN PALWAUKEE INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number: 03-23-406-006-0000

Commonly Known As: 2150 South Foster, Wheeling, Illinois

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; existing leases and tenancies; general taxes for the year 2004 and subsequent years, including taxes which may accrue by reason of new or additional improvements.

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