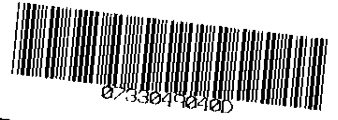
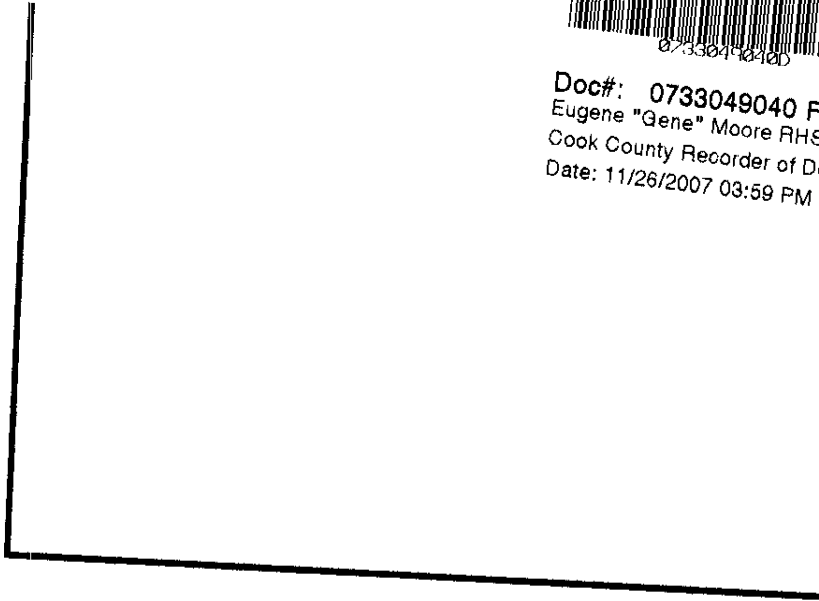


# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0733049040 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/26/2007 03:59 PM Pg: 1 of 4



11

THIS INDENTURE WITNESSETH, THAT the GRANTOR, **Kumar Ramachandran**, of 1477 Wyndham Cove Lane, Schaumburg, IL 60173, in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to **Kumar Ramachandran**, as Trustee under the provisions of a trust agreement dated **November 26, 2007** and known as **806 S. Loomis Street Trust**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description.

**Subject to:** all mortgages, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2006 and subsequent years. THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: **17-17-318-032-0000**  
Address of Real Estate **806 S. Loomis Street, Chicago, IL 60607**

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.

The grantor, **Kumar Ramachandran**, agrees that the additional terms and provisions set forth on page two of this Warranty Deed in Trust are a part hereof and are incorporate herein.

Dated this 26th day of November, 2007

Kumar Ramachandran, Grantor

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative

Date

# UNOFFICIAL COPY

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide the said premises, 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 to a successor or successors in trust and to grant such successor or successors all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said property, to lease said property from time to time, in possession or reversion, by leases to commence presently or in the future, and upon any terms and for any periods of time, not exceeding in the case of any single demise the term of 20 years, and to renew and extend leases upon any terms and for any periods and to amend, change or modify leases, to partition or to exchange such property 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 or easement appurtenant to said premises, and to deal 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 specified above, 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 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 instrument, (a) 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and by 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, mortgage, lease or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors 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 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.

If the title to any part of the premises is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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.

STATE OF ILLINOIS

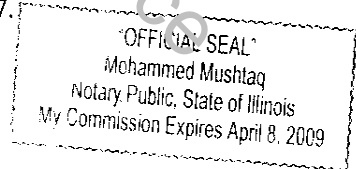
COUNTY OF COOK

this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

}  
} ss.  
}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GRANTOR, **Kumar Ramachandran**, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and 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 26<sup>th</sup> day of NOVEMBER, 2007.



(Notary Public)

**Prepared By:**  
David Gearhart  
Advantage Law Group, Ltd.  
301 Longacres Lane  
Palatine, Illinois 60067

**Mail Deed To:**  
Kumar Ramachandran  
1477 Wyndham Cove Lane,  
Schaumburg, IL 60173

**Name & Address of Taxpayer:**  
Kumar Ramachandran  
1477 Wyndham Cove Lane,  
Schaumburg, IL 60173

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 3, EXCEPT THE WEST TWO FEET THEREOF IN H.M. TAYLOR'S SUBDIVISION OF BLOCK 43 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No. 17-17-318-032-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 of Assignment of Beneficial Interest in 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 NOVEMBER 26<sup>th</sup>, 2007

Signature: \_\_\_\_\_

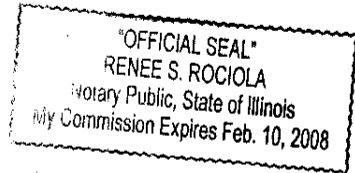
**Grantor or Agent**

Subscribed and sworn to before me

By the said KUMAR RAMACHANDRAN

This 26 day of NOV, 2007.

Notary Public Renée S. Rociola



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 title to real estate under the laws of the State of Illinois.

Date NOVEMBER 26<sup>th</sup>, 2007

Signature: \_\_\_\_\_

**Grantee or Agent**

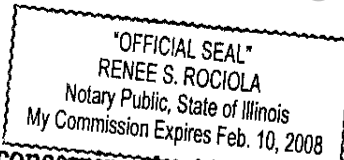
PRESIDENT / AZ LABS INC.

Subscribed and sworn to before me

By the said KUMAR RAMACHANDRAN

This 26 day of NOV, 2007.

Notary Public Renée S. Rociola



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)