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WARRANTY DEED IN TRUST

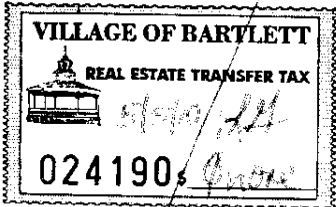
Doc#: 1016018007 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2010 02:04 PM Pg: 1 of 3

The above space for recorder's use only

CGNT # 09-0675

THIS INDENTURE WITNESSETH, That the Grantor(s) MONICA ENTERPRISES, INC., CORPORATION OF ILLINOIS, of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN US (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey(s) and Quit Claim(s) unto Charter National Bank and Trust a National Banking Association, whose address is 2200 W. Higgins Road, Hoffman Estates, IL 60169 as Trustee under the provisions of a Trust Agreement dated the 15TH day of MARCH, 2010 and known as Trust Number 1908 the following described real estate, situated in the County of COOK and State of ILLINOIS, to-wit:

SEE ATTACHED EXHIBIT "A"



Exempt under provisions of Paragraph (e), Section
Real Estate Transfer Tax Act.

03-15-2010 Date Lesandra A. Pretzinger
Buyer, Seller, or Representative

PERMANENT TAX NUMBER: 06-27-403-013-0000
STREET ADDRESS: 555 LAKE STREET, BARTLETT, IL 60103

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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 99 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 other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or

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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 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 thereafter.

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 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.

If the title to any of the above lands 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.

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 his (their) hand (s) and seal (s) this 4TH day of MAY, 2010.

MONICA ENTERPRISES, INC.

By: Mukesh Bhatia, President (Seal)

By: Raj Bhatia, Vice President (Seal)

By: Chandrakant Bhatia, Secretary (Seal)

THIS INSTRUMENT WAS PREPARED BY:

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and aforesaid County in the state aforesaid, do hereby certify that MUKESH BHATIA, PRESIDENT; RAJ BHATIA, VICE PRESIDENT; CHANDRAKANT DHATIA, SECRETARY OF MONICA ENTERPRISES, INC.

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 his(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 4TH day of MAY, 2010.

OFFICIAL SEAL
CASSANDRA A. SNETSINGER
Notary Public, State of Illinois
My Commission Expires 07/31/2010
After recording return to:

Cassandra A Snetsinger
Notary Public

Mail subsequent real estate tax bills to:

Charter National Bank and Trust
2200 W. Higgins Road
Hoffman Estates, IL 60169

Charter National Bank and Trust
2200 W. Higgins Road
Hoffman Estates, IL 60169

Street address of above described property:

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.80 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 18 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 230.49 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.82 FEET TO THE CENTER LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT A DISTANCE OF 52.79 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 177.7 FEET TO THE POINT OF BEGINNING,

(EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE ON AN ASSUMED BEARING OF NORTH 12 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF BARTLETT ROAD 250.80 FEET TO THE NORTH WEST CORNER OF THE SAID ABOVE DESCRIBED PROPERTY; THENCE SOUTH 66 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 30.47 FEET TO THE EASTERLY LINE OF BARTLETT ROAD AS MONUMENTED AND OCCUPIED; THENCE SOUTH 12 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE OF BARTLETT ROAD 174.93 FEET TO A POINT; THENCE SOUTH 26 DEGREES 55 MINUTES 00 SECONDS EAST 38.39 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 00 SECONDS EAST 108.01 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 11,409.17 FEET, CENTRAL ANGLE 00 DEGREES 20 MINUTES 11 SECONDS, 67 FEET TO THE EASTERLY LINE OF SAID DESCRIBED PROPERTY, THENCE SOUTH 12 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE 50.90 FEET TO THE CENTER LINE OF U.S. ROUTE 20, SAID POINT BEING ON A 11,459.11 FOOT RADIUS CURVE, THE CENTER OF THE CIRCLE OF SAID CURVE BEARS NORTH 22 DEGREES 59 MINUTES 11 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 52.79 FEET, CENTRAL ANGLE 00 DEGREES 15 MINUTES 50 SECONDS ALONG SAID CENTER LINE OF U.S. ROUTE 20; THENCE NORTH 66 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE OF U.S. ROUTE 20, A DISTANCE OF 177 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

FOR INFORMATION PURPOSES ONLY, PROPERTY IS COMMONLY KNOWN AS: 555 LAKE STREET, BARTLETT, IL

PIN: 06-27-403-013-0000