

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

Form D1 R 1/70

RECORDED & RETURNED TO TRUST COMPANY  
CHICAGO TITLE & TRUST COMPANY 661055

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor  
**BIRENDRA K. SINHA AND ANILA SINHA, HIS WIFE**  
 of the County of Cook and State of Illinois for and in consideration  
 of TEN AND NO/100 Dollars, and other good  
 and valuable considerations in hand paid, Convey and Warranty unto the **CHICAGO TITLE  
 AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street,  
 Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 4th  
 day of January 1977, known as Trust Number 1069055 the following described real  
 estate in the County of Cook and State of Illinois, to-wit:

Lot 7 in Block 3 in O.C. Braese's Subdivision of the East 1/2 of the  
 West 1/2 of the North East 1/4 of Section 1, Township 39 North, Range  
 12 East of the Third Principal Meridian, in Cook County, Illinois

10.00

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 agree-  
 ment set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, in  
 dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, in  
 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 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 ten 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 enter  
 into contracts respecting the manner of fixing the amount of present or future rentals, to partition or to exchange all 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 claim 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 or different from the ways  
 above specified, 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 con-  
 veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money here-  
 received 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 conclusively 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 other instrument 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 suc-  
 cessors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of  
 the, 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.

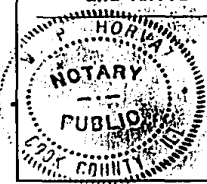
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the  
 certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import  
 in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive, release, and release 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. Birendra K. Sinha and Anila Sinha their hand S. Anila Sinha and seal S. Birendra K. Sinha  
 this 4th day of January 1977.

Birendra K. Sinha (Seal) Anila Sinha (Seal)  
 Birendra K. Sinha (Seal) Anila Sinha (Seal)

State of Illinois ss. W. P. Horvat a Notary Public in and for said County, in  
 County of Cook do hereby certify that Birendra K. Sinha  
and Anila Sinha



personally known to me to be the same person S. Birendra K. Sinha and Anila Sinha whose name S. Birendra K. Sinha and Anila Sinha are 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 4th day of January 1977.

W. P. HORVAT - NOTARY PUBLIC  
 My Commission Expires 12/31/78

Notary Public

Form D1

After recording return to:  
 Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY  
 111 West Washington St. / Chicago, Ill. 60602  
 Attention: Land Trust Department

1522 PINE RIVER FOREST DR.  
 For information only insert street address of  
 above described property.

This instrument was prepared by  
 Annick 224 W. Jackson St. Chicago  
 Suite 571 W. Belmont Ave. Chicago

This space for affixing Bidders and Revenue Stamps

Office

Document Number

23 792 166

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JAN 18 12 54 PM '77

*Sidney R. Wilson*  
RECORDER OF DEEDS  
\* 23792166

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT