

2585
WARRANTY DEED IN TRUST
[Signature]

24 627 094

FORM 2753 BANKFORM, INC.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, SURESH K. BATRA and LALITA BATRA, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of April 1978, and known as Trust Number 24059 the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 6 1/2 feet of lot 5, all of lot 6 and east 24 feet of lot 7 in Henry Witteking's Subdivision of Block 1 of Doland's Subdivision of the East 414.5 Feet of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian and the West 175 feet of Section 29, Township 41 North, Range 14 East of the Third Principal Meridian South of Chicago, Evanston and Lake Superior Railroad and Indian Boundry Line Road in Cook County, Illinois.

(This instrument was prepared by P. Jerome Jakabco 2237 W. Irving Park Rd. Chicago, Ill. 60618)

10.00

106-28-831

115
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
165.00

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 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 rent or to partition or to exchange said real estate, 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 or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it could 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.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement, or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the performance of his duties hereunder shall be the liability of the Trustee and not of the grantor or any other person. In fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the actual possession of the trust shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal S this 8th day of May 1978.

Suresh K. Batra [SEAL] Lalita Batra [SEAL]
State of Illinois ss. Raymond Wasik Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that SURESH K. BATRA and LALITA BATRA, his wife

personally known to me to be the same person S whose name 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 August 1978
Raymond Wasik Notary Public

The Cosmopolitan National Bank of Chicago
Box No. 626

1634 W. Fargo
For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
165.00
THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
801 NORTH CLARK STREET
CHICAGO, ILLINOIS 60610



UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 14 2 03 PM '78

Stanley H. ...
RECORDER OF DEEDS

*24627094

Property of Cook County Clerk's Office