

UNOFFICIAL COPY

Deed in Trust

24828307

This Indenture Witnesseth, That the Grantor, SAT P. SALWAN
 and MADHU SALWAN, husband and wife, in joint tenancy
 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 Warrant
 unto the ROSELLE STATE BANK AND TRUST COMPANY a corporation organized and existing under the
 laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 16th
 day of November 1978, known as Trust Number 10827, the following described
 real estate in the County of Cook and State of Illinois, to-wit:

Lot 10 in Block 51 in Hanover Highlands Unit No. 7 a Subdivision
 in the Northwest and the Northeast quarters of Section 30,
 Township 41 North, Range 10 East of the Third Principal Meridian,
 according to the plat thereof recorded on October 18, 1967 as
 Document No. 20295106 in Cook County, Illinois.

Subject to:
 Real estate taxes for the year 1978 and succeeding years;
 Restrictions, easements and covenants of record;
 Building lines and village ordinances.

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 and vested in said trustee to improve, manage, protect and sub-
 divide 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 suc-
 cessor 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the
 case of any single demise the term of 99 years, and to renew or extend leases on 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 here-
 after, 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 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 hereafter. Any such power and authority granted to
 the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as
 occasion may arise with respect to all or any part of the trust property.

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 ap-
 plication of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the
 terms of this trust and said trust agreement 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 agree-
 ment; 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
 by 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 said
 Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence
 that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and mean-
 ing of the trust.

And the said grantor(s) hereby expressly waive and release all rights under and by virtue of the homestead
 exemption laws of the State of Illinois.

In Witness Whereof, the grantor(s) aforsaid have hereunto set their hands and
 seals this 15 day of November 1978.

SAT P. SALWAN (SEAL) MADHU SALWAN (SEAL)
SAT P. SALWAN (SEAL) MADHU SALWAN (SEAL)

24828307
 copy of which deposited
 12/18/78
 Clerk of Cook County

UNOFFICIAL COPY

COUNTY OF COOK
STATE OF ILLINOIS

1979 FEB 2 AM 9 43
David T. Onixt

a Notary Public in and for said County, in the State aforesaid do hereby certify that
SAT P. SALWAN and MADHU SALWAN, his wife

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
15 day of February 1979

Notary Public

Deed Prepared by: David T. Onixt, 1635 W. Wise Rd., Schaumburg, IL 60193

Property of Cook County Clerk's Office

10⁰⁰ MAIL



Deed in Trust

WARRANTY DEED

MAIL TO
ROSELLE STATE BANK
AND TRUST COMPANY
ROSELLE, ILLINOIS 60172

TRUSTEE

TRUST NO.

24828307

END OF RECORDED DOCUMENT