

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

PH 1:47

90268861

50303588

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Gautam Gupta and Prem Rupani Tenants in Common

of the County of Cook and State of Illinois for and in consideration of TEN Only \*\*\*\*\* Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 twelfth day of April 19 90 known as Trust Number 1095556 the following described real estate in the County of Cook and State of Illinois, to-wit: LOT 29 TO 33 IN BLOCK 87 IN CORNELL IN SECTIONS 29 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7845 S. Cottage Grove Chicago, Illinois

Permanent Tax Number: 20-26-317-013-0000 Volume Number 265  
20-26-317-014-0000  
20-26-317-015-0000

\*\*\*Re-recorded to correct section 29 to 26\*\*\*\*\*

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 redivide 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 mortgage, to lease 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, to lease 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 999 years, and to renew or extend leases upon any terms and for any period or periods of time and to sever, 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 purchase the whole or any part of the reversion and to contract 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 appertaining 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.

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 that the terms of this deed have been complied with, or be obliged to enquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to give into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in pursuance 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 each 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 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 the trustee 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 that 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 waives and releases 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 hereunto set their hand S and said S this first day of June 1990

Note. P.I.Q. is commercial property not useable or occupied as a homestead

Gautam Gupta (Seal) Prem Rupani (Seal)

Gautam Gupta (Seal) Prem Rupani (Seal)

State of Illinois, )  
County of Cook ) SS. I, the undersigned a Notary Public in and for said County, of the state aforesaid, do hereby certify that Gautam Gupta and Prem Rupani

personally known to me to be the same persons whose names S 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 1st day of June 1990

"OFFICIAL SEAL"  
Paul R. Sobel  
Notary Public, State of Illinois  
My Commission Expires 4/2/92

[Signature]  
Notary Public

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
308.00  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
154.00  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
770.00  
90268861  
50303588

72288972

notary

Form 91

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

For information only insert street address of above described property.

Box 33

# UNOFFICIAL COPY

90303588

COOK COUNTY ILLINOIS  
FILED FOR RECORD

1990 JUN 26 PM 2:31

90303588

\* 048613 \* CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE JUN-750 \*  
\* PB 11153 \*  
770.00



\* 048614 \* CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE JUN-750 \*  
\* PB 11153 \*  
770.00



COOK COUNTY ILLINOIS  
FILED FOR RECORD

90268861

Property of Cook County Clerk's Office