

This Indenture Witnesseth, THAT THE GRANTOR

RAMESH DHINGRA AND SUDESH DHINGRA, HIS WIFE,

3 8
903779388

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 ----- Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a 7727 Lake Street, River Forest, Illinois 60305

Trust Agreement dated the 15th day of June 1990, known as Trust Number 3621, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property of Cook County

Commonly Known as: 1025 W. Randolph, Unit 313, Oak Park, IL 60302
Index No. 16-07-316-052-1042

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, power 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 198 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, renew 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 encumbrance 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.

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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 hereby expressly waive 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 aforesaid have hereunto set their hand and

seal this 31st day of July 19 90

RAMESH DHINGRA (SEAL)
SUDESH DHINGRA (SEAL)

SUDESH DHINGRA (SEAL)

191
441/527

1015
\$50
\$500
903779388

UNOFFICIAL COPY

(BOX 426)

Deed in Trust

WARRANTY DEED

TO

RIVER FOREST STATE BANK
AND TRUST COMPANY

TRUSTEE

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS

Handwritten initials

*Make to: Johnnie Carter
David Jensen #1170
one Jensen Tract, W
Delbush Tract, W0181*

DEPT-01 RECORDING 11:14:00
16655 TEAM 08/06/90 11:14:00
44343 G * -911-377938
COGN ACCOUNT REORDER

90377938

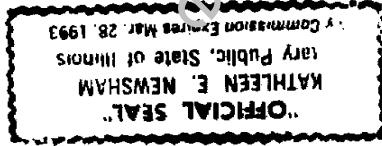
82644206

Notary Public

Handwritten signature
31st July A.D. 19 90.

GIVEN under my hand and seal this

personally known to me to be the same persons whose names
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.



RAMESH DHINGRA AND SUDESH DHINGRA, HIS WIFE,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

I,

STATE OF ILLINOIS
COUNTY OF COOK

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UNIT NO. 313 (TOGETHER WITH LIMITED COMMON ELEMENT INTEREST IN PARKING SPACE NO. P26) IN TARA HILL TERRACE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF:

LOTS 29, 30, 31 AND 32 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST BANK OF OAK PARK, AS TRUSTEE UNDER TRUST NO. 7101, RECORDED MARCH 29, 1985 AS DOCUMENT NO. 27493663, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION (EXCEPTING THE UNITS AS DEFINE AND SET FORTH IN SAID DECLARATION AND SURVEY).

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO, INCLUDING ALL EASEMENTS ESTABLISHED BY OR IMPROVED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; PUBLIC AND UTILITY EASEMENTS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; AND SUBJECT ONLY TO REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

Office of Cook County Clerk's Office 90377938

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