

September, 1975

DEED IN TRUST

(ILLINOIS)

UNOFFICIAL COPY

91689544

4 4

12ms

THE GRANTOR
of the County of Cook
and State of Illinois

NIRMALA JAIN, married to KANAKMAL JAIN, her husband

(The Above Space For Recorder's Use Only)

of TEN AND 00/100

and State of Illinois

Illinois

for and in consideration

and other good and valuable considerations in hand paid, Conveys and WARRANTS (QUIT CLAIMS)

unto NIRMALA JAIN

115 Branchwood, Schaumburg, IL 60193

(NAME AND ADDRESS OF GRANTEE)

1991, and known as THE NIRMALA JAIN TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 23 of Hanover Gardens, a Subdivision of Part of the South East 1/4 of Section 25, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois

ADDRESS: 1601 Tanglewood, Hanover Park, IL 60103, PTIN: 06-25-408-001

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said property as often as may be 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 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 in future, 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 upon any terms and for any period or periods of time and to attend, 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 rentals, to partition or to divide 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 to 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereto and binding upon all beneficiaries hereunder, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 us, 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 waives and releases any and all right to benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from execution or otherwise.

In Witness Whereof, the grantor hereunto set her hand and seal this 18th day of December, 1991

Nirmala Jain

Kanakmal Jain, Spouse

State of Illinois, County of Cook

"OFFICIAL SEAL"
HOWARD WEISMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/17/95

Given under my hand and official seal, this

Commission expires

This instrument was prepared by

HOWARD WEISMAN, 3175 Commercial Ave., Northbrook, IL 60062

(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO
HOWARD WEISMAN
3175 Commercial Ave.
Northbrook, IL 60062

ADDRESS OF PROPERTY
1601 Tanglewood
Hanover Park, IL 60103

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

N. Jain, Trustee
115 Branchwood
Schaumburg, IL 60193

ATTN: KIDERS OR REVENUE STAMPS HERE 91689544

DOCUMENT NUMBER

73-10-176 for 12/13/91

STATE OF ILLINOIS - DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. 12/13/91

Howard Weisman, Attorney

333

UNOFFICIAL COPY

Property of Cook County Clerk's Office

01689544

1991 OCT 30 PM 3:04

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS