

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,S RASHPAL SINGH and WANDA SINGH, his wife and ZENON A. SKRZYPEK and CECYLIA SKRZYPEK, his wife;

DEPT-01 RECORDING \$13.29  
TW222 TRAN 5249 08/05/91 10:21:00  
#1945 # B \* -71-393394  
COOK COUNTY RECORDER

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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 COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation whose address is 5850 West Belmont Avenue, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 23rd day of July 19 91 and known as Trust Number 1935 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 47 ( except the South 3/4 feet thereof ) and also ( except the North 33 feet thereof ) in Titley's Diversoy Avenue Subdivision of Lot 1; in Circuit Court Partition of the West Half of the South East Quarter ( except the South 33 1/3 acres thereof ) and the North Half of the South West Quarter ( except the South 33 1/3 acres thereof ) of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Except under provisions of Paragraph 6 of the Illinois Real Estate Transfer Tax Act.

PTN: 13-29-304-006

7/23/91  
Date

Arthur W. Berg  
Buyer, (Seller or Representative)

TO HAVE AND TO HOLD the said real estate with the appurtenances thereunto in right of and for the uses and purposes herein and in said Trust Agreement to the full 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 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 covenants, duration including deeds conveying directly to a Trust Grantee, to convey said real estate or any part thereof to executor or successors in trust and to grant to each such executor or successor in trust all of the title, use, title, 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 lease to commence on payments, in full or in part, and for any period or periods of time and to amend, change, modify, renew and the terms and provisions thereof at any time and to renew or extend leases upon any terms, and for any period or periods of time and to amend, change, modify, renew and the terms and provisions thereof at any time or times hereafter, to contract to make to lease and to grant options to lease and to purchase to lease and to purchase the whole or any part of the mortgage, and to contract respecting the release of being the amount of present or future, realty, or partition or to mortgage or said real estate, or any part thereof for other real or personal property, to grant mortgages or other liens on any real or personal property, any right, title or interest, or about or reasonably appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all ways and for all other considerations, as it would be lawful for any person owning the same to deal with the same, whether or not the same are different from the ways also specified in all form of laws hereinafter.

In no case shall any party dealing with said Trustee or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or brought to conform to the authority, 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 to see that said mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof, shall be conveyed, is in full compliance with all laws, orders and regulations of the State of Illinois, including the Registrar of Titles of said county relating to the recording of any such conveyance or other instrument, in that at the time of the execution of the deed of the trust, created by this Indenture and by said Trust Agreement, was in full force and effect, so 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 an amendment thereof, if any, and was binding upon all persons claiming through said Trustee or any successor in trust, was duly and lawfully executed and delivered in conformity with said deed, trust deed, mortgage, lease or other 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 Trust or their predecessor in Trust.

This conveyance is made upon the trusts, conditions, and limitations that no other Colonial Bank and Trust Company and Arthur W. Berg, Trustee, nor its successor or successors in trust shall ever be personally liable 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 in the performance of the Deed and Trust Agreement or any amendment thereof, or for any injury, personal or property, by happening in or about said real estate, or in or about the same, or in the performance of the Deed and Trust Agreement, or for any claim, judgment or decree or order entered into by the Trustee in connection with said real estate, or in or about the same, or in the performance of the Deed and Trust Agreement, or for any claim, judgment or decree or order entered hereby irrevocably appointed to such purposes, or at the execution of this Indenture, or at any time thereafter, as Trustee of an express trust and not individually and jointly, and shall have no obligation, whether legal or equitable, to any such contract, obligation or indebtedness except and so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. As persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as above, the intention hereof being to vest in said Colonial Bank and Trust Company the entire legal and equitable title in fee simple, in and to all the real estate above described.

If the title to any of the above real estate 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 or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors do caused to be hereunto set their hands and seal(s) this 23rd day of

July 19 91

RASHPAL SINGH  
Rashpal Singh

(SEAL)  
(SEAL)

ZENON A. SKRZYPEK

Zenon A. Skrzypek

Wanda Singh  
Wanda Singh Cecylia Skrzypek  
Cecylia Skrzypek

(SEAL)  
(SEAL)

THIS DOCUMENT PREPARED BY  
Att'y Arthur W. Berg  
Chicago, Illinois, 60639

2733 N. Melvina Ave  
Chicago, Illinois, 60639

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Document Number

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# UNOFFICIAL COPY

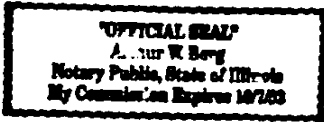
STATE OF Illinois } Arthur W. Berg Notary Public in and for said  
 County Of Cook } ss County, in the State aforesaid, do hereby certify that Rashpal Singh and Wanda Singh, his  
 wife and Zenon A. Skrzypek and Cecylia Skrzypek, his wife,

personally known to me to be the same persons whose names 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 23rd day of July A.D. 19 91

*Arthur W. Berg*  
 Arthur W. Berg  
 Notary Public

My commission expires October 7, 1993



Property of Cook County Clerk's Office

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