

UNOFFICIAL COPY

DEED IN TRUST

1992 JUN 29 PM 3 26

92473053



THIS INDENTURE WITNESSETH, That the Grantor Parachamolil E. Varghese and Alice A. Varghese, his wife as joint tenants as to an undivided 1/2 of the County of Cook for and in consideration of TEW AND ANY Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation,

as Trustee under the provisions of a trust agreement dated the 12th day of June, 19 92, known as Trust Number 4467-All the following described real estate in the County of Cook and State of Illinois, to wit:

*and Bothen Chandichan and Mary Chandichan, his wife, a joint tenants as to an undivided 1/2

see reverse side for legal

Common Address 1107 A Dennis Drive Mount Prospect, IL 60056
Permanent Property Tax Identification Number, (8-44-204-012-0000)

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 the trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute 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, 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 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 199 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 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.

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 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 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 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 his, his or her predecessor in trust.

The interest of each and every beneficiary hereunder and 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 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 set hereunder set THEIR hand S and seal S this 29th day of JUNE, 19 92

Parachamolil E. Varghese (Seal)
Alice A. Varghese (Seal)

Mary Chandichan (Seal)
Bothen Chandichan (Seal)

After recordation this instrument should be returned to
NBD Trust Company of Illinois
GARY LUNDEN
JOE E. NEUBE
Roselle II 60172

This instrument was prepared by:
GARY LUNDEN
JOE E. NEUBE
Roselle II 60172

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75502 Jetter 73-557739

STATE OF ILLINOIS
DEPT. OF REVENUE
247.00

6364 s 7417
VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX

00473053
REAL ESTATE TRANSACTION TAX
123.50

BOX 333

State of Ill
County of Cook

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Parachanottel E. Vargese and
Alice A. Vargese, his wife and Potten Chardida by May*
and May Chardida, his wife

personally known to me to be the same person whose name is

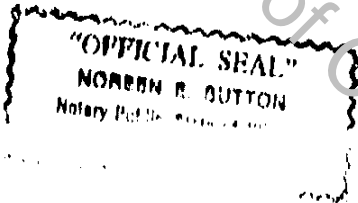
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that May

signed, sealed and delivered the said instrument as her free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of the right of homestead.

Given under my hand and notarial seal this 24 day of June, 19 98.

Norman R. Sutton
Notary Public



* Chardida his attorney in fact

92473053

PARCEL 1:
THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION
OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 22, TOWNSHIP 41
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE
EAST 48.71 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF OF A TRACT
OF LAND BEING THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 22,
TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1; THENCE DUE EAST
(BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF
SAID LOT 1, 441.65 FEET; THENCE DUE NORTH 377.15 FEET TO A POINT FOR A PLACE OF
BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE DUE NORTH, 52.75
FEET; THENCE DUE EAST 97.42 FEET; THENCE DUE SOUTH 52.75 FEET; THENCE WEST
CONTINUED +

more commonly known as:
1707A Dennis Drive, Mount Prospect, Illinois 60056

* 97.42 FEET TO THE PLACE OF BEGINNING
ALSO

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE
DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED
AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT 23597577 AND AS
CREATED BY TRUSTEE'S DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST
AGREEMENT DATED AUGUST 4, 1976 AND KNOWN AS TRUST NUMBER 51245 TO BARIARA
SHERMAN AND RECORDED JULY 25, 1977 AS DOCUMENT 24026437, FOR INGRESS AND
EGRESS, ALL IN COOK COUNTY, ILLINOIS.

TAX I.D. # 08-22-204-017-0000