

UNOFFICIAL COPY

DEED IN TRUST

Form 101 (Rev. 07-09)

This device is for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MOHAMMAD S. MOZAFFAR, a/k/a MOHAMMAD SHAMIM MOZZAFFAR and YASMEEN MOZAFFAR, his wife 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, Conveys and Quit Claims unto SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of July 19 91 and known as Trust Number 10264, the following described real estate in the County of Cook and State of Illinois, to wit

Lot 25 in Block 4 in Schmidt and Waterman Subdivision, being a Subdivision of part of the Southwest 1/4 of Section 11, Township 36 North, Range 14 EAST of the Third Principal Meridian, lying South of the Southwesterly right of way line of the Chicago, St. Louis and Pittsburgh Railroad, in Cook County, Illinois.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE

COOK COUNTY ILLINOIS PROPERTY TAX TRANSACTION TAX 30.00

COOK COUNTY, ILLINOIS FILED FOR RECORD 1992 SEP 30 PM 2:38

92726937

15229 Waterman, South Holland, Illinois 60473

Permanent Real Estate Index Number: 29-11-313-028

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth, full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to locate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the fee, estate powers and authorities vested in the trustee to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title in said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it whether similar to or different from the ways above specified and at any time or times hereafter.

It is covenanted that any party dealing with said trustee in relation to the real estate, or in whom the real estate or any part thereof shall be conveyed, or which, to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained therein and in the trust agreement and in any amendments thereto and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that the conveyance or other instrument made in a successor or successors in trust, that such successor or successors in trust have been duly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of us, his or their predecessors in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or heretofore registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial the deeds 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 grantors 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 beneficiaries from sale or execution or otherwise.

In Witness Whereof the grantors hereunto set their hands and seals this 1st day of July 1991. Muhammad S. Mozaffar, a/k/a MOHAMMAD SHAMIM MOZAFFAR (SEAL) Yasmeen Mozaffar (SEAL)

MAIL DEED TO:

SOUTH HOLLAND TRUST & SAVINGS BANK 16178 South Park Avenue South Holland, Illinois

BOX 933 - TH

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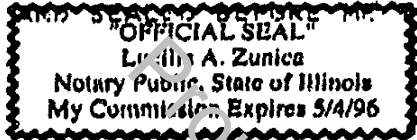
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\* AKA mohammad Shamim MozAFFAR

I, THE UNDERSIGNED, A NOTARY OF PUBLIC IN AND FOR SAID COUNTY AFORESAID, DO HEREBY CERTIFY THAT JOHN T. KELLY ATTORNEY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF MOHAMMAD S. MOZAFFAR APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT, AS THE ATTORNEY IN FACT, AS THE FREE AND VOLUNTARY ACT OF HER(HIM)SELF AND OF SAID HIS, (HIS HER)SAID PRINCIPALS FOR THE USES AND PURPOSES IN SAID INSTRUMENT SET FORTH.

SIGNED AND SEALED BEFORE ME THIS 24TH DAY OF SEPTEMBER, 1992



Lucille A. Zunica  
NOTARY PUBLIC

This instrument was prepared by:

(Name) JOHN T. KELLY, Attorney-at-Law  
(Address) 16168 Drexel Avenue  
South Holland, IL 60473

(And subsequent by title to:

(Name) P. Dudzik  
(Address) 15529 WATERMAN  
So. Holland, Ill. 60473

Mail to  
John Puzee Attorney  
16230 Lorain  
So. Holland Illinois

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