

UNOFFICIAL COPY

3225640



DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, Diwan Chand Soni, Tripta Soni, his wife; & Sudarshan K. Soni and Asha Soni, his wife of the County of Cook for and in consideration of Ten and No/100 (\$10.00) ----- 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 18th day of March, 1992, known as Trust Number 52982-SK the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 24 and 25 in S.F. Hollesen's First Addition to Rogers Park, being a subdivision of Lots 9, 10, and 11 in Freer' (Receiver) Sub-division in the Southwest quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

\$25.00

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 1:8888 1F *--92--225640
 COOK COUNTY RECORDER

Common Address: 6436-38 N. Greenview, Chicago, Illinois

Permanent Property Tax Identification Number 11-32-323-015-0000

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 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 or otherwise dispose, 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 99 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 in 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 its, his or their 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, assets 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, assets 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 waive and 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 S aforesaid have ve their S hand S and seal S this 18th day of March, 1992.

Diwan Chand Soni (Seal)
Tripta Soni (Seal)

Sudarshan K. Soni (Seal)
Asha Soni (Seal)

After recordation this instrument should be returned to
 NBD Trust Company of Illinois

Phillip Grossman
8707 Skokie Blvd
Skokie, Illinois 60077

This instrument was prepared by:

Phillip Grossman
8707 Skokie Boulevard
Skokie, Illinois 60077

\$25.00 E

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4, REAL ESTATE TRANSFER TAX ACT.
 3-18-92

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State of Illinois)

County of Cook)

I, CORINNE E HEENE, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Diwan Chand Soni and Tripta Soni, his wife
and Sudarshan K. Soni and Asha Soni, his wife

personally known to me to be the same person^s whose name^s are

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

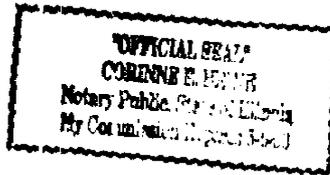
signed, sealed and delivered the said instrument as their free and voluntary act,

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

Given under my hand and notarial seal this 15th day of March, 1992

Corinne E Heene

Notary Public



SECTION 4 REAL ESTATE INSTRUMENTS ACT
EXEMPT UNDER THE MODIFICATIONS OF PARAGRAPH

ONE

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

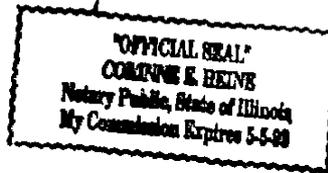
Dated 3-18, 1992

Signature: *Phillip Grossman*

Grantor or Agent

Subscribed and sworn to before me by the said PHILIP GROSSMAN this 18th day of MARCH, 1992.

Notary Public *Caroline A. Heine*



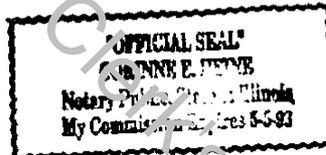
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3-18, 1992

Signature: *Phillip Grossman*

Grantee or Agent

Subscribed and sworn to before me by the said PHILIP GROSSMAN this 18th day of MARCH, 1992.
Notary Public *Caroline A. Heine*

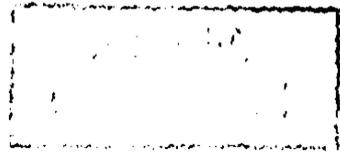


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

5-5-93

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