

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

94460436

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Bhadresh R. Thaker and Niranjana B. Thaker  
 his wife  
 of the Country of Cook and State of Illinois, for and in consideration  
 of the sum of Ten Dollars 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 Quit  
 Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking  
 Association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as  
 Trustee under the provisions of a certain Trust Agreement, dated the 5th day of May 19 94, and  
 known as Trust Number 4637, the following described real estate in the County of Cook  
 and State of Illinois, to-wit:

Lot 67 in Brentwood, being a Subdivision of part of the West Half of the  
 Southwest Quarter of Section 25, Township 42 North, Range 11 East of the  
 Third Principal Meridian, according to the Plat thereof recorded July 20,  
 1987 as Document 87,399,136, in Cook County, Illinois.

PLAGE OF MARKET PROSPECT  
 REAL ESTATE TRANSFER TAX  
 MAY 9 1994  
 9590 \$56.97

Exempt under provision of County Transfer Tax  
 Ordinance Paragraph 2.  
 5/6/94  
 Buyer, Seller, Representative  
 Date

DEPT. OF RECORDING  
 TRN 3639 05/23/94 15:06:00  
 #1617 # JIR \* 94-450436  
 COOK COUNTY RECORDER

SUBJECT TO General Taxes For 1993 And Subsequent Years

Real Estate Tax # 03-25-311-005-0000  
 TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, uses, purposes and conditions herein and in said Trust Agreement set forth  
 Full power and authority is hereby granted to said Trustee to improve, manage, protect and maintain said real estate or any part thereof, to dedicate parks, streets, highways or  
 alleys and to vacate any subdivision or part thereof, and to redivide 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 consideration, to convey said 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 title,  
 estate, 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 leases to commence in present or in future, and for any term 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 real estate, or any part thereof, for other real or per-  
 sonal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or out of estate appurtenant to said real estate or any part thereof,  
 and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, con-  
 tracted to be sold, leased or 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 be obliged to inquire into 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 every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in  
 trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such con-  
 veyance lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and in said Trust Agreement was in full force and effect, (b) that such con-  
 veyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if  
 any, and binding upon all beneficiaries, (c) that said Trustee, or any successor in trust, 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 it, by their predecessor in trust.  
 This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually, nor its Trustee, nor its successor or  
 successors in trust shall incur any personal liability to be subjected to any claims, judgments or decrees for anything in or by them or by their agents or attorneys in or about said real estate  
 or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property here, now in or about said real estate,  
 any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee, in connection with said real estate  
 may be entered into by it in name of the then beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, at the election of the  
 Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or in-  
 debtedness except only insofar as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations  
 whosoever 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 such interest, as a matter of course, as a matter of  
 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 the earnings, assets and proceeds thereof as aforesaid, the intention herein being to vest in said Columbia  
 National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of 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 said Trustee  
 shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered interests in  
 accordance with the true intent and meaning of the trust.  
 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 the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantor S aforesaid ha ve hereunto set their hand S and  
 seal S this 5th day of May 19 94.

Bhadresh R. Thaker [SEAL] Niranjana B. Thaker [SEAL]  
Bhadresh R. Thaker [SEAL] Niranjana B. Thaker [SEAL]

State of Illinois }  
 County of Cook } SS. the undersigned  
 the state aforesaid, do hereby certify that Bhadresh R. Thaker and Niranjana B. Thaker, 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 of their free and voluntary act, for the uses and purposes therein set forth,  
 including the release and waiver of the right of homestead given by my hand and notarial seal this 5th day  
May 19 94  
Laura L. Kelley  
 Notary Public, State of Illinois  
 My Commission Expires 6/21/94

Exempt under provision of County Transfer Tax  
 Ordinance Paragraph 2.  
 Section 4, Real Estate Transfer Act  
 5/6/94  
 Date  
 Buyer, Seller, Representative

Document Number

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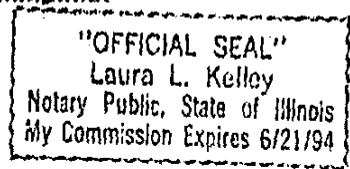
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STATEMENT BY GRANTOR AND GRANTEE

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 May 5, 19 94 Signature: Bhadresh R. Thaker  
Grantor ~~XXXXXXXXXX~~

Subscribed and sworn to before me by the said Bhadresh R. Thaker this 5th day of May, 19 94.  
Notary Public Laura L. Kelley



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 May 5, 19 94 Signature: Phillip W. Stwick  
~~XXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Trust Officer this 5th day of May, 19 94.  
Notary Public Laura L. Kelley



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.)

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*Christine W. Gaillet*

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