

UNOFFICIAL COPY

95940601

DEPT-01 RECORDING \$25.50
T40014 TRAN 0042 12/12/96 14:01:00
#1179 # JW *-96-940601
COOK COUNTY RECORDER

Exempt under provisions of Paragraph 6
of Section 17-1 of the Illinois Code of
3-53070, Real Estate Transfer Ordinance.

Exempt under Real Estate Transfer Act Sec. 4
Para. e

DEED IN TRUST

Date 11-14-96 Sign. [Signature]

144

61335-117-1

TICOR TITLE INSURANCE

12

95940601

THIS INDENTURE WITNESSETH, That the Grantor Sardar M. Shah-Khan & Dr. Obaida Shah-Khan of the County of Du Page and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto Suburban Bank & Trust Company, an Illinois Corporation as Trustee under the provisions of a trust agreement dated the 5th day of November, 1996, known as Trust Number 1149, the following described real estate in the County of Du Page and State of Illinois, to wit:

"Unit Number '2 A' as Delineated on Plat of Survey of the Following described Parcel of Real Estate (hereinafter referred to as "Parcel"): Lots 55, 56, 57 and 58 in William H. Britigan's Rudlong Woods Golf Club Addition, being a Subdivision of the South 1/2 of the West 1/2 of the Northeast 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "C" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee Under Trust Agreement dated April 7, 1973 and known as Trust Number 77743, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22578622 together with an undivided 6.628 percent interest in said Parcel (excepting from said Parcel all the Property and Space comprising all the Units thereof as defined and set forth in Said Declaration and Plat of Survey) all in Cook County, Illinois."

Common Address: 2710 W. Sumnerdale, Unit 2A, Chicago, IL 60625

Permanent Property Tax Identification Number 13-12-219-061-1011

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 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise of the term of 198 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.

UNOFFICIAL COPY

In no case shall any party dealing with said Trustee, or any successor in trust, 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, 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 relations 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.

This conveyance is made upon the express understanding and condition that neither Suburban Bank & Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability 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 premises or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said premises, 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 premises may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or 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 indebtedness except only so far 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for recording of this Deed.

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 or 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 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 homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor aforesaid ha hereunder set their hands and seals this 14th day of November, 1996.

Sardar M. Shah-Khan (Seal) Dr. Obaida Shah-Khan (Seal)
(Seal) (Seal)

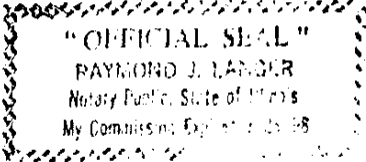
ACKNOWLEDGMENT

State of Illinois)
County of Du Page)

SS)

I, Raymond J. Langer, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sardar M. Shah-Khan and Dr. Obaida Shah-Khan

personally known to me to be the same person whose name 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 14th day of November, 1996.



Raymond J. Langer
Notary Public
My Commission Expires September 28, 1998

After recordation this instrument should be returned to
Suburban Bank & Trust Company
150 Butterfield Road
Elmhurst, IL 60126

This instrument was prepared by:
Raymond J. Langer
590 S. York Rd.
Elmhurst, IL 60126

MAIL TAX BILLS TO: SUBURBAN BANK & TRUST COMPANY



96940601

UNOFFICIAL COPY

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 11-14, 1996

SIGNATURE: _____

Grantor or Agent

Subscribed and sworn to before me by the said undersigned this 14 day of Nov, 1996

NOTARY PUBLIC Paula Pedwin

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 11-14, 1996

SIGNATURE: _____

Grantee of Agent

Subscribed and sworn to Before me by the said undersigned this 14 day of Nov, 1996.

Notary Public Paula Pedwin

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.)

96940601

UNOFFICIAL COPY

Property of Cook County Clerk's Office