## 9704173 ENOFFICIAL COPY WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor

GUL P. BHATIA and NEERU BHATIA, his wife

of the County of **DuPage** and State of **Illinois** for and in consideration of **Ten** (\$10.00) dollars, and other good and valuable considerations in hand paid, conveys and warmants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the previsions of a Trust Agreement dated the **15th** day of **July**, 19 97.

97587954

DEPT-01 RECORDING

\$23.00

. T00012 TRAN 6283 08/12/97 12:21:00

. \$3285 ¢ CG \*-97-587954

COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

known as Trust Number 74-2582, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 93.24 feet of the West 312.72 feet (except the North 1051 feet and except the South 50 feet thereof) of the South East Quarter of the South East Quarter of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, also except that part thereof described as follows:

Lying Southerly of a 1-ro intersecting the Southwest Corner of said property, said Corner being 50 feet Northly along the West line of the East 93.24 feet of the West 312.72 feet from the South line of said South East Quarter of the South East Quarter of Section 28 and intersecting the East line of said East 93.24 feet of the West 312.72 feet at a distance of 65.) feet Northerly of said Southerly line of said South East Quarter of the South East Quarter all in Cook County, Illinois.

Permanent Tax Number:

24-28-404-016-0000

TO HAVE AND TO HOLD the said premises with the appurtenances who a the trusts and for the uses and purposes herein and in said trust agreement set forth.

Foll 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 successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pleage or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or successors in trust all of the title, estate, powers and unthorities vested in said trustee, to donate, to dedicate, to mortgage, pleage or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, to lease said property, or any part thereof, 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 respection, 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 easen ent 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 of ler, considerations as a 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 tim

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 expendiency 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 the 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

Street address of above described property:

5030 West 127th Street Alsip, Illinois

BOX 333-CT/

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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 successors 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 of 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 8 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 on execution or otherwise.

In Witness Whereof, the grantor B

aforesaid have

July , 1997 .

hereunto set

their

hand and

seal

is 15th day of

Neeru Bhatia

(Scal)

STATE OF ILLINOIS COUNTY OF COOK SS 1. Petar A. P. Sweders, Sr., in the state aioresaid, do hereby certify that

a Notary Public in and for said County,

GUL P. BHATIA and NEERU

BHATIA, bla wife

the Provisions of Paragraph IS Section

personally known to me to be the same person B whose name B subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signer, scaled 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 homestead.

Given under my band and Notavial Scal-Uis

. 1997

OFFICIAL SEAL PETER A P SWEDERS SR

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JUNE 15,1998 | Commssion Expires: June 15,

Notary Public

Mail this recorded instrument to:

Beverly Trust Company 10312 S. Cicero Avenue Box 90 Oak Lawn, Illinois 60453 Mail future tax bills to:

Gul P. Bhatia P O BOX 265 Wheaton, IL 60189-0265

This instrument prepared by:

Peter A. P. Sweders, Sr., Attorney P O BOX 5346 Naperville, IL 60567-5346

@ Beverly Trust Company

Form #811861R3-278-11/04 Reorder from Qualitype Graphics & Printing 312/239-5900