

76-66-943  
9704175

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor

97587954

**GUL P. BHATIA and NEERU BHATIA,**  
his wife

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 6283 08/12/97 12:21:00  
#3285 + CG \*-97-587954  
COOK COUNTY RECORDER

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 warrants unto the **BEVERLY TRUST COMPANY**, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the **15th** day of **July**, 19 **97**,

(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 line 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 65.0 feet Northly 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**

2300  
RHP

TO HAVE AND TO HOLD the said premises with the appurtenances unto 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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.

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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 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**  
**Alaip, Illinois**

**BOX 333-CTI**

