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# WARRANTY

## Deed in Trust

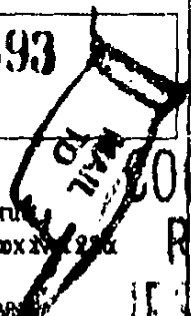
DOCUMENT NUMBER

97288893

RECORDED  
INDEXED  
SERIALIZED  
FILED  
MAR 10 1991  
COURT CLERK  
JAMES J. HARRIS  
COURT CLERK  
JAMES J. HARRIS

RETURN TO:

Cosmopolitan Bank and Trust  
Cook County Recorder's Office  
588 North Clark Street  
Chicago, Illinois 60610-3287  
Oak Park Branch  
11 West Madison St.  
Oak Park, IL 60302



**COOK COUNTY  
RECORDER  
JESSIE WHITE  
MAYWOOD OFFICE**

RECORDERS USE ONLY

Grantor(s) NARAYANA SUDHY KRISHNAPPA

of the County of Cook and State of Illinois, for and in consideration of  
Ten & No/100 Dollars (\$ 10.00), and other valuable  
 consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of December, 19 91, and known as trust number 13493, the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

PARCEL 1: Lot 17 in F. R. McKenzie Jr.'s Hanover Terrace Subdivision of parts of Sections 35 and 36, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat recorded May 16, 1969 as Document Number 20842837 in Cook County, Illinois.

PARCEL 2: Easements for benefit of Parcel 1 as shown on F. R. McKenzie's Jr.'s Hanover Terrace Subdivision recorded May 16, 1969 as Document Number 20842837 and referred to in Declaration of Covenants, Conditions and Restrictions dated October 14, 1969 and recorded November 19, 1969 as Document Number 21017098 and modified by an instrument with Plat of Easements marked Exhibit "A" attached thereto amending the Plat of Hanover Terrace Subdivision aforesaid record April 10, 1970 as Document Number 211-32384 and as created by Deed recorded May 26, 1970 as Document 21167876, for ingress and egress, driveway and parking, over the "Easement Areas" depicted on the Plat of Easements marked Ex. A attached to Document No. 21132384 (ex. that part falling in

ADDRESS OF PROPERTY: 2335 Glendale Terrace, Hanover Park, IL 60103 Parcel 1) in Cook  
 PIN: 06-30-311-026-0000 County, Illinois.

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide 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 praesenti or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 years, to renew or extend leases on any terms and for any period or periods of time, 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, 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 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 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.

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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, contracted 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 said 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 on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 its, his, her or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything it or they or its or their agents or attorneys may do or omit to do in or about 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 happening 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 said Trustee in connection with said real estate 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 recording and/or filing 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 in the earnings, avails and 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 thereunder 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, the intention hereof being to vest in said The Cosmopolitan Bank and Trust, as Trustee, the entire 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.

Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) ha<sup>s</sup> \_\_\_\_\_ signed this deed, this 1st day of April, 1997.

X N.S.K. Narayana Swamy

Exempt Under Part 15.1  
PAID  
Date 4/25/97  
\$800  
Notary Public Seal  
N.S.K. Narayana Swamy

State of Illinois

County of Cook

} SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Narayana Swamy  
Krishnappa

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ is \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as his \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY:

N.S. Krishnappa  
4365 Mumford Drive, Hoffman Estates, IL

Given under my hand and notarial seal this

NAME & ADDRESS OF TAXPAYER: 60195

1st day of April, 1997

same as above



Judith Ellen Lewis  
Notary Public

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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.

Narayana Swamy Krishnappa

Dated April 1, 1997

Signature: N.S.K. Narayana Swamy  
Grantor or Agent

Subscribed and sworn to before me

by the said Narayana Swamy Krishnappa

this 1st day of April, 1997

Notary Public Judith Ellen Lewis



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.

Cosmopolitan Bank and Trust, t/u/t 13493

Dated April 1, 1997

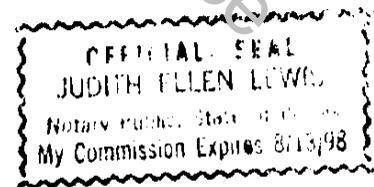
Signature: By: Narayana Swamy  
Grantee or Agent  
Beneficiary of Trust

Subscribed and sworn to before me

by the said Narayana Swamy Krishnappa

this 1st day of April, 1997

Notary Public Judith Ellen Lewis



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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