

UNOFFICIAL COPY

03530054

DONALD S. LAVIN, LTD.

DONALD S. LAVIN
WILLIAM S. SHAPIRO
ATTORNEYS AT LAW

SUITE 1801
180 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60601
(312) 781-1988

July 8, 1986

Registrar of Torrens
Room 120
County Building
Chicago, Il.

RE: Sale of 607 W. Willow, Chicago, Il.
Harjit Singh to Superfine

Gentlemen,

As the acting attorney for the seller, Harjit Singh, I am hereby certifying to the Registrar of Torrens, the following:

1. The property located at 607 W. Willow, Chicago, Il. was purchased by Harjit Singh, at a time when he was divorced and not remarried and was leased to tenants at all times herein;
2. At no time has this property been resided in by Mr. Singh or by Mrs. Singh.
3. That the property is presently encumbered with a first mortgage to Citicorp with a pay off balance of \$134,218.33; that there is also a second trust deed on the property in the amount of \$55,000, and a third trust deed encumbering the property in the amount of \$285,000. That as a result, none of the closing proceeds are being paid to the Seller. The second lien is being paid in full and the balance of the closing proceeds are being paid to the holder of the third lien who has agreed to release the third lien.


Donald S. Lavin

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

HON - HOMESTEAD AFFIDAVIT 0-3-93 0-0-5-4

I, Hanjit Singh, being the SOLE title holder to the property registered on Certificate Number _____ Volume 2021-1, Page 1, in the Office of the Registrar of Titles, Cook County, Illinois, and being married to Patricia Singh, state:

- (1) That the property herein is not homestead property.
(2) That the property herein is developed and maintained as _____

a leased town house
(insert general use)

and has erected on it Town house, used for rental
(describe structure, if any)

Purposes only.

~~(3) That no proceeding is now pending or contemplated by affiant, nor does affiant know or believe that any proceeding is contemplated by the spouse of same under the Dissolution of Marriage Act, Ill. Rev. Stat., Ch. 40, §101, et seq.~~

(4) That neither affiant nor the spouse of same is residing on said premises.

This affidavit is made to induce the Registrar of Titles to accept a certain deed of conveyance of said property without the signature of the spouse, and said affiant agrees to save harmless the Registrar of Titles from any loss, claim or damage sustained by virtue of acceptance of the said deed.

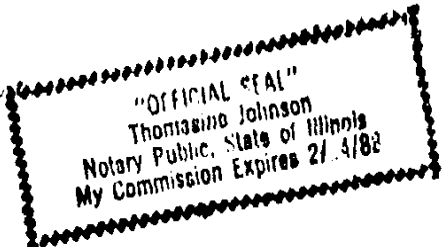
Hanjit Singh

Subscribed and sworn to before me

this 8th day of July

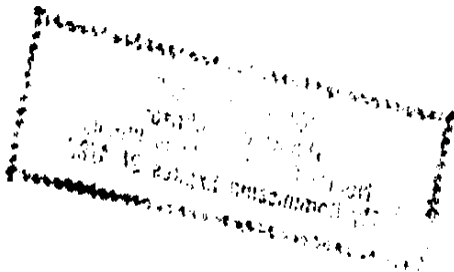
A.D. 1986.

Thomas Johnson
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

3530054

This Indenture Witnesseth, That the Grantor, **HARJIT SINGH**, Married to Patricia Singh, of the County of Cook and the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto LaSalle National Bank, a national banking association, of 335 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 4th day of November 1976, known as Trust Number 51632, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 607 in the Willows Condominium as delineated on a survey of the following described real estate:

Parcel 1 - Lots 1 to 8, both inclusive, and Lot 9 (except that part taken for Vine Street), in Boettcher's Subdivision of the East 1/2 of Lot 1 in Block 1 of Sheffield's Addition to Chicago in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

ALSO

Parcel 2 - Lots 1 and 2, 4 to 13, 18 to 26, 32 and 33 and the North 14.56 feet of Lot 27 in Erpelding's Subdivision of the East 1/2 of Lots 2 and 3 and Lot 4 (except the South 82 feet of the East 100 feet of said Lot 4) in Block 1 in Sheffield South Addition to Chicago in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 2547051 and filed as Document No. A 162799 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Prepared By: Donald S. Lavin, 181 N. LaSalle St., Chicago, Ill. 60601
 Property Address: 607 W. Willow, Chicago, Ill.
 Permanent Real Estate Index No. 14-33-316-079-1001

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 lease to commence in present or in future, and upon any term and for any period or periods of time, not exceeding in the case of any single demise, 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 property, or any part thereof, for other real or personal property, to grant easements or charges of any kind and 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.

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 said 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.

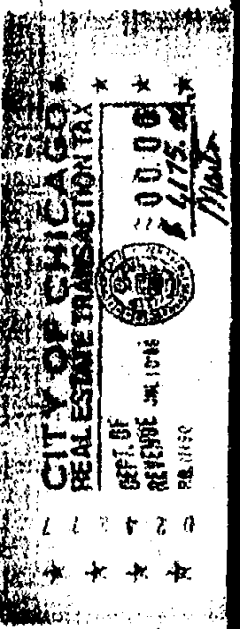
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interests hereby declared to be personal property, and no beneficiary 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 cases made and provided.

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 or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 8th day of July 1986

Harjit Singh
 HARJIT SINGH (SEAL)



3530054

Only no cards
7-10-86 Dear Affecteds unit 607 created by Dec 3162879 Form 446 1088001, 1054036, 994952
And other property
signature of Patricia Singh lowered M
married title holder of parcel attached letter attached M

UNOFFICIAL COPY

Box 350

Deed in Trust
Warranty Deed

Address of Property

To
Lasalle National Bank
Trustee

Lasalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

Form 4627, 7/86

10000001
10000002
10000003
10000004
IN DUPLICATE
3530054
607

45 PM '86

Age of Grantee _____
Address _____
Legal

Husband _____
Wife _____

Submissor _____

Address _____

Delivery _____

Remarks _____

Sig Card _____
White

LAND TITLE CO.

200 W. MONROE, 4th FLOOR
CHICAGO, ILLINOIS 60603

FILE # 44-54199-9
D. M. W. I. C.

3530054

Notary Public in and for said County, in the State aforesaid, do hereby certify that
Harjit Singh, married, To Patricia Singh
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.
Given under my hand and seal this 8th day of JULY, A.D. 19 86
Notary Public

Notary Public

State of Illinois
County of Lake

Donald S. Lawton

Property of Cook County Clerk's Office