

DEED IN TRUST - WARRANTY

5710/0148 45 001 Page 1 of 5
2000-08-30 10:17:31
Cook County Recorder 29.00

THIS INDENTURE, WITNESSETH THAT, THE GRANTOR(S), THE RENAISSANCE AT BEVERLY, L.P., of the County of Cook, STATE OF ILLINOIS, for and in consideration of the sum of TEN and no/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, convey, and WARRANT unto LA SALLE BANK NATIONAL ASSOCIATION, as Trustee under Trust Agreement dated March 1, 2000 and known

as Trust N^o 123079 whose address is 135 S. La Salle Street, Chicago, Illinois 60603, the following described real estate situated in the County of Cook and State of Illinois, to-wit:



Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Wilbert L. Siever's Subdivision of the West 15 acres of the of the East 35 acres of the South 60 acres of the Southwest 1/4 of Section 36 (except all that part of said West 15 acres, which lies West of the East line of the West 1/2 of the Southwest 1/4 of Section 36) all in Township 38 North, Range 13, East of the Third Principal Meridian, according to plat thereof recorded March 16, 1953 as Document 15568363 in Cook County, Illinois.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, easements and restrictions of record; real estate taxes for the year 1999 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE ATTACHED PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal August 24, 2000.

THE RENAISSANCE AT BEVERLY, L.P.
BY THE RENAISSANCE AT BEVERLY, L.L.C., General Partner

BY: [Signature]
Robert Hartman,
its manager

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

8/30/00
Date

[Signature]
Buyer, Seller or Representative

BOX 333-CTI

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4258986

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JL

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, mortgage, or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the 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.

In no case shall any party dealing with the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire in or out of necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 the trustee nor its success 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 agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments 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 the 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, obligations 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 record of this Deed.

The interest of each beneficiary under the trust agreement and for all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the mortgage, sale or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

UNOFFICIAL COPY

EXHIBIT A cont.

PROPERTY INDEX NUMBER: 19-36-322-011-0000
19-36-322-012-0000
19-36-322-013-0000
19-36-322-014-0000
19-36-322-015-0000
19-36-322-016-0000
19-36-322-017-0000
19-36-322-018-0000

00672382

ADDRESS: 8653 South Sacramento
Chicago, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF COOK):

I, THE UNDERSIGNED, A Notary Public in and for said County and State, do hereby certify that ROBERT HARTMAN, Manager of The Renaissance at Beverly, L.L.C., General Partner of The Renaissance at Beverly, L.P., 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 said instrument as a free and voluntary act, for the uses and purposes therein set forth, and as the free and voluntary act of The Limited Liability Company, as General Partner, of the Limited Partnership.

GIVEN under y hand and seal, dated

24 August 24, 2000.



Jennifer J. Goldstone
Notary Public

Prepared by: Scott D. Gudmundson
MELTZER, PURTILL & STELLE
1515 E. Woodfield Road
Suite 250
Schaumburg, IL 60173

00672382

MAIL TO: Scott D. Gudmundson
MELTZER, PURTILL & STELLE
1515 E. Woodfield Road
Suite 250
Schaumburg, IL 60173

Property of Cook County Clerk's Office

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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 and hold title to real estate under the laws of the State of Illinois.

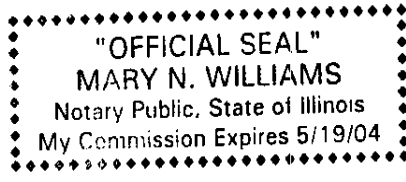
Dated August 30, 19 2000 Signature: Patrice J. Harris
Grantor or Agent

Subscribed and sworn to before me by the
said _____

00672382

this 30 day of August, 2000

19 _____
Mary N. Williams
Notary Public



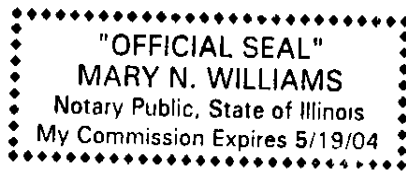
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 30, 19 2000 Signature: Patrice J. Harris
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 30 day of August, 2000

Mary N. Williams
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]