

2028935 MTH

00865962

DEED IN TRUST - WARRANTY

7113/0156 03 001 Page 1 of 3
2000-11-02 15:23:44
Cook County Recorder 25.50



THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, KOA INDUSTRIAL, L.L.C., by Chris Neavolls, Managing Member, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and

WARRANT unto William J. O'Neill and Jean M. O'Neill, Trustees or their successors in trust, under the O'Neill Living Trust dated October 12, 1995 and any amendments thereto, whose address is 3815 N. Fremont, Chicago, Illinois 60613, as Trustees under the provisions of a certain Trust Agreement dated the 17th day of October, 2000 and known as Trust Number the following described real estate situated in Cook County, Illinois to wit:
SEE ATTACHED LEGAL DESCRIPTION

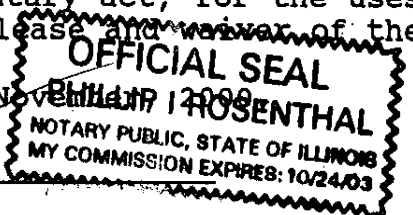
Commonly Known As: 401 N. OAK ST, CHICAGO, ILLINOIS
Property Index Number: P.I.N.: 17-07-134-025-0000
17-07-134-027-0000
17-07-134-030-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. And the said grantors 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 exemption or homesteads from sale on execution or otherwise. IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal this ___ day of November, 2000.

KOA INDUSTRIAL, L.L.C.
BY: [Signature] (SEAL)
Chris Neavolls, Managing Member

STATE OF ILLINOIS) I, Phillip I. Rosenthal, a Notary Public in and for COUNTY OF COOK) said County, in the State aforesaid, do hereby certify KOA INDUSTRIAL, L.L.C., by Chris Neavolls, Managing Member, is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a 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 ___ day of November, 2000
[Signature]
NOTARY PUBLIC



Prepared By: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712, 847-677-5100.
MAIL TO: Simon Edelstein, 939 W. Grace, Chicago, Illinois 60613



3

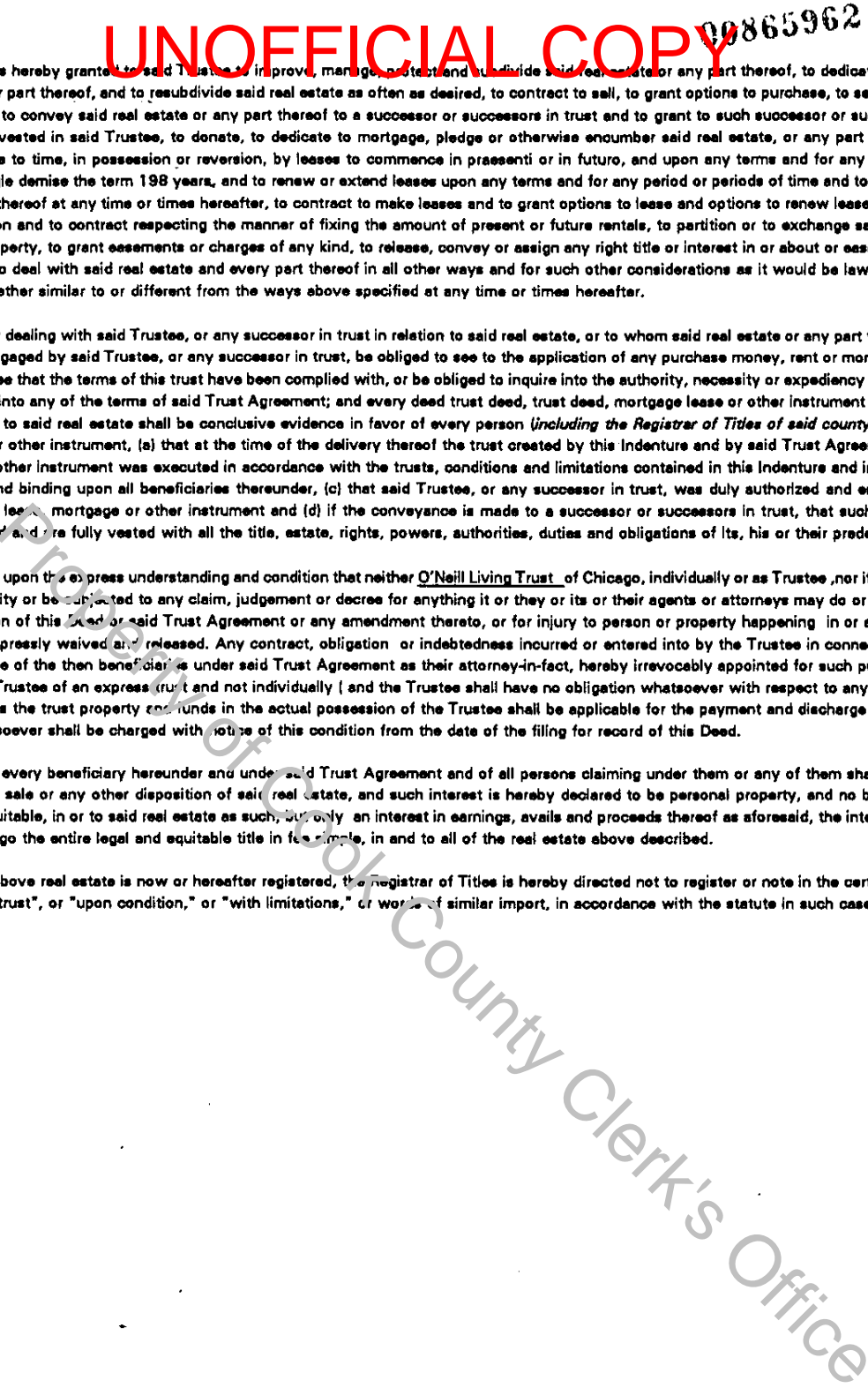
Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to 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 presenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 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.

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 this 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, 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 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 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 or their predecessor in trust.

This Conveyance is made upon the express understanding and condition that neither O'Neill Living Trust of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision 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 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, 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 filing for record 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 hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said O'Neill Living Trust of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.



UNOFFICIAL COPY

LEGAL DESCRIPTION

00865962

PARCEL 1:

LOTS 81 TO 85, BOTH INCLUSIVE, IN C.J. HULL'S SUBDIVISION OF BLOCK 26 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO;

LOT 7 IN C.J. HULL'S SUBDIVISION OF LOTS 76 TO 80, BOTH INCLUSIVE; IN C.J. HULL'S SUBDIVISION OF BLOCK 26 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 4 IN C.J. HULLS'S SUBDIVISION OF LOTS 76 TO 80, BOTH INCLUSIVE, IN C.J. HULL'S SUBDIVISION OF BLOCK 26 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-07-134-025-0000

17-07-134-027-0000

17-07-134-030-0000

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

NOV. -2.00

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0054000

FP326670

0000039910

STATE OF ILLINOIS

STATE TAX

NOV. -2.00

REAL ESTATE TRANSFER TAX

0108000

FP326660

0000020246

DEPARTMENT OF REVENUE

POSTAGE METER SYSTEMS