

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR, AUTO GLOW OF DES PLAINES, INC.,
an Illinois corporation,
of the County of Cook and State of Illinois

for and in consideration of Ten and No/100
DOLLARS, and other good and valuable considerations in hand paid,

Convey S and (WARRANT S / ~~QUILXIXIXIM~~)* unto

ITASCA BANK & TRUST CO.,

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 2nd
day of November, 2000, and known as

Trust Number 11849 (hereinafter referred to as "said trustee,"
regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:

See attached legal description.

Above Space for Recorder's Use Only

5
R.



Permanent Real Estate Index Number(s): 09-16-300-114-0000

Address(es) of real estate: 513 S. River Road, Des Plaines, IL 60016

TO HAVE AND TO HOLD the said premises 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 said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 praesenti 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 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.

BOX 333-CTI

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1807682

UNOFFICIAL COPY

COOK CO. NO. 016
3 2 4 5 6
RB. 16776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
DEPT. OF REVENUE

DEC-8'00

500.00

COOK CO. NO. 016
3 2 4 0 7
RB. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
DEPT. OF REVENUE

DEC-8'00

500.00

00977132

3 4 0 4 5 6

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC-8'00
P.B. 11427

500.00

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 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 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 the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the 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 case made and provided.

And the said grantor hereby expressly waive s and release s 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 ha s hereunto set its hand and seal this 5th day of December, 2000.

ATTEST:

(SEAL) AUTO GLOW OF DES PLAINES, INC. (SEAL)

JAMES E. DUTKOVICH, its Secretary
State of Illinois, County of Cook

By JOSEPHINE C. DUTKOVICH, its President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPHINE C. DUTKOVICH, personally known to me to be the President and JAMES E. DUTKOVICH, personally known to me to be the Secretary of AUTO GLOW OF DES PLAINES, INC., an Ill. corporation, personally known to me to be the same person s whose name s are subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that

they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, pursuant to authority given by the Board of Directors of said corporation, as the free and voluntary act and deed of the said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this fifth day of December, 2000

Commission expires 19

Phillip E. Solzan
NOTARY PUBLIC

This instrument was prepared by PHILLIP E. SOLZAN, P. O. Box 1695, Palatine, IL 60078-1695 (Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Calvin E. Koepfel
KAL & KOEPEL
725 E. IRVING PARK RD.
SUITE D
ROSELLE, IL 60172
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

DES PLAINES CAR WASH INC
(Name)
513 S. RIVER ROAD
(Address)
DES PLAINES, IL 60016
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Calvin E. Koepfel
KAL & KOEPEL
725 E. IRVING PARK RD.
SUITE D
ROSELLE, IL 60172

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION

00977132

PARCEL 1:

LOTS 1 TO 5 INCLUSIVE (EXCEPT FROM EACH OF SAID LOTS THE SOUTHWESTERLY 14.93 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINES THEREOF), LOTS 37 TO 41 INCLUSIVE, AND THE SOUTHERLY 25 FEET OF LOT 44 (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) (EXCEPT THE SOUTHWESTERLY 14.93 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) ALL IN LEE'S SUBDIVISION OF LOTS 10 TO 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING WESTERLY OF A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF DES PLAINES AVENUE AS OCCUPIED) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED ALLEY LYING EASTERLY OF LOTS 1 TO 5 AND LYING WESTERLY OF LOT 37 IN LEE'S RE-SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Address of Property: 513 S. River Road, Des Plaines, IL 60016

Permanent Index No.: 09-16-300-114-0000