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2001-10-04 15:24:07  
Cook County Recorder 27.00



DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

ABE HALEGUA, a married person  
1248 Somerset  
Deerfield, Illinois 60015

(The Above Space For Recorder's Use Only)

of the Village of Deerfield County of Lake, and State of Illinois, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to ABRAHAM HALEGUA as Trustee, under the terms and provisions of a certain Trust Agreement dated the 20th day of September, 2001 and designated as Trust No. 1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Exempt deed or instrument eligible for recordation without payment of tax.

Permanent Index Number (PIN): 09-21-107-050-000

Address(es) of Real Estate: 1865 Miner Street, Des Plaines, IL 60016  
IL 60016  
City of Des Plaines

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and that if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. Exempt under provisions of Paragraph 4. of the Real Estate Transfer Tax Act.

Abraham Halegua  
Buyer, Seller or Representative  
9-20-01  
Date

Box 345

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County BARBARA J. HALEGUA and MARGARET KLEHM is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

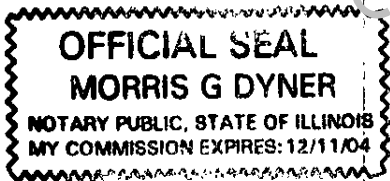
The Grantor \_\_\_ hereby waive s\_\_\_ and release s\_\_\_ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 20th day of September ~~19~~ 2001

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) \_\_\_\_\_ (SEAL) ABE HALEGUA  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL) \_\_\_\_\_

State of Illinois, County of COCK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

ABE HALEGUA 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 \_\_\_ h e \_\_\_ 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 official seal, this 20th day of September 2001

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
Morris G. Dyner  
NOTARY PUBLIC

This instrument was prepared by MORRIS G. DYNER, ESQ., 190 S. LaSalle St. - Suite 2850,  
Chicago, IL 60603 (NAME AND ADDRESS)

### Legal Description

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { MORRIS G. DYNER, ESQ. (Name)  
Fischel & Kahn, Ltd.  
190 S. LaSalle St. - Suite 2850 (Address)  
Chicago, IL 60603 (City, State and Zip)

Mr. Abraham Halegua (Name)  
1248 Somerset (Address)  
Deerfield, IL 60015 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 345

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## EXHIBIT A

### PARCEL 1:

LOT 2 IN G.T.E. RESUBDIVISION OF PARTS OF LOTS 167, 169 AND 172 IN TOWN OF RAND ALSO PART OF LOT 24 IN COUNTY CLERK'S SUBDIVISION, AND ALSO LOTS 38 AND 39 IN ALBERT E. CLARK'S SUBDIVISION ALL IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY DOCUMENT RECORDED OCTOBER 18, 1985 AS DOCUMENT NUMBER 85243232 OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 172 IN TOWN OF RAND IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE LINE BETWEEN LOTS 167 AND 172 WITH THE NORTHEASTERLY LINE OF BUSSE HIGHWAY; THENCE NORTH 52 DEGREES, 49 MINUTES, 50 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, THE LINE BETWEEN SAID LOTS HAVING AN ASSUMED BEARING OF NORTH-SOUTH, A DISTANCE OF 28.86 FEET; THENCE NORTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST ALONG A LINE PARALLEL WITH THE LINE BETWEEN SAID LOTS 167 AND 172, A DISTANCE OF 87.43 FEET; THENCE NORTH 37 DEGREES, 10 MINUTES, 10 SECONDS EAST, A DISTANCE OF 38.07 FEET TO A POINT ON SAID LOT LINE WHICH IS 135.20 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES, 0 MINUTES, 0 SECONDS WEST, A DISTANCE OF 135.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 09-21-107-050-0000

COMMON ADDRESS: 1865 Miner Street  
Des Plaines, Illinois 60016-4781

IMPROVEMENTS: Partial one (1) and two (2) story masonry constructed office building containing approximately 59,000 square feet located on approximately 153,000 square feet of land.

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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.

Dated: September 20, 2001

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said attorney/agent this 20<sup>th</sup> day of September 2001.



Notary Public *[Handwritten Signature]*

The grantee 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.

Dated: September 20, 2001

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said attorney/agent this 20<sup>th</sup> day of September 2001.



Notary Public *[Handwritten Signature]*

**NOTE:** Any person who knowingly submits a false statement concerning the identify 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]