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SPECIAL WARRANTY DEED IN TRUST

0020200400

19970394 45 001 Page 1 of 4  
2002-02-20 13:25:55  
Cook County Recorder 27.00



THIS INDENTURE is made this 30<sup>th</sup> day of January, 2002 between 950 Pratt LLC, a Delaware limited liability company, of Cook County, Illinois ("Grantor") and Royal American Bank, as Trustee under Trust Agreement dated January 22, 2002 and known as Trust No. 101047 (hereinafter referred to as "said Trustee"), and unto all and every successor or successors in Trust under said Trust Agreement, of 1604 Colonial Parkway, Inverness, Illinois 60067 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Lot 31 (except the East 43.75 feet thereof), all of Lot 32 and Lot 33 (except the West 52 feet thereof) in Centex Industrial Park Unit 22, being a Subdivision in Section 34, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the following:

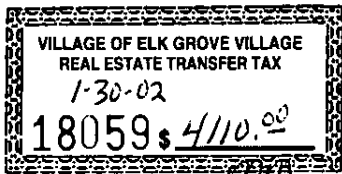
Subject to those exceptions set forth on attached Exhibit A.

PIN: 08-34-305-036-0000

Common Address: 950 Pratt Avenue, Elk Grove Village, Illinois

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. See attached Rider for power and authority of said Trustee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its duly authorized Managers the day and year first above written.



950 Pratt LLC, a Delaware limited liability company

By: *[Signature]*  
Joe I. Friedland, Manager

By: *[Signature]*  
David J. Mitidiero, Manager

THE ABOVE SPACE FOR RECORDER'S USE ONLY

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX FEB. 19.02	REAL ESTATE TRANSFER TAX 00685.00
	# 0000023464	FP 102802

STATE TAX 	STATE OF ILLINOIS FEB. 19.02	REAL ESTATE TRANSFER TAX 01370.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000023403	FP 102808

BOX 333-CTD

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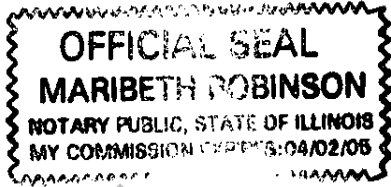
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Joel I. Friedland and David J. Mitidiero, as Managers of 950 Pratt LLC, a Delaware limited liability company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers of the company, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of the company, for the uses and purposes set forth.

Given under my hand and notarial seal on January 30, 2002

SEAL



*Maribeth Robinson*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: Jason L. LaBella, Esq.  
Much Shelist Freed et al.  
200 North LaSalle Street, St. 2100  
Chicago, Illinois 60601

After recording mail to: Jerome W. Pinderski, Jr.  
Pinderski & Pinderski, Ltd.  
115 West Colfax Street  
Palatine, Illinois 60067

Send subsequent tax bills to: Paul Family Real Estate Venture I, LLC  
2400 Brickvale  
Elk Grove Village, IL 60007

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EXHIBIT A

Subject to the following exceptions:

Real estate taxes not due and payable.

Lease dated April 28, 2000 with Dresser Equipment Group, Inc., as Lessee.

A 25 FOOT BUILDING LINE, AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT NUMBER 22, RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500, OVER THE SOUTHERLY LINE OF THE LAND.

EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT NUMBER 22 AFORESAID, OVER, UNDER, UPON AND THROUGH THE NORTHERLY 10 FEET OF ALL OF THE LAND.

EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE, AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT NUMBER 22 AFORESAID, OVER, UPON AND THROUGH THE SOUTH 25 FEET OF ALL OF THE LAND.

EASEMENT OVER THE NORTH 10 FEET AND THE SOUTH 25 FEET OF THE LAND, FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT SUBDIVISION RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500.

ENCROACHMENT OF CONCRETE DRIVEWAYS AND WALKS OVER AND UPON THE EASEMENT ON THE SOUTH LINE OF THE LAND, AS DISCLOSED BY SURVEY BY GREMLEY & BIEDERMANN, INC., ORDER NUMBER 1011876 DATED NOVEMBER 21, 2001.

ENCROACHMENT OF HEAD WALL OVER AND UPON EASEMENT ON THE NORTH LINE OF THE LAND, AS DISCLOSED BY SURVEY NOTED ABOVE

RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY.

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## RIDER

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 easements 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 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.

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