

20-15861

UNOFFICIAL COPY

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3472/0104 30 001 Page 1 of 3  
2002-04-30 14:13:02  
Cook County Recorder 25.50

WARRANTY DEED IN TRUST

MB Financial Bank, N.A.  
1200 North Ashland Avenue  
Chicago, IL 60622



THIS INDENTURE WITNESSETH, That the Grantor, The Alexander Group, Inc., an Illinois Corporation,

of the County of Cook and State of Illinois, for and in consideration of the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S unto MB Financial Bank, N.A., a National Banking Association, whose address is 1200 North Ashland Avenue, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated (ne 25th day of February, 2002, and known as Trust Number 3073, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legal Description: Legal description attached hereto

general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building

SUBJECT TO: lines and easements,  
PIN: 04-07-103-011

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.

Full power and authority is hereby granted to said Trustee to subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 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 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 hereof, 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 or 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, or any successor in trust, 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 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) of the conveyance is made to a 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.

Continued on reverse side

# UNOFFICIAL COPY

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This conveyance is made upon the express understanding and condition that neither MB Financial Bank, N.A., 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 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 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 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 charges 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 only an interest in the earnings, avails and proceeds thereof as aforesaid.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

Any the said Grantor S 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 the exemption of homesteads from sale on execution or otherwise.

In Witness whereof, the grantor aforesaid has hereunto set his/her hand and seal this 27<sup>th</sup> day of Feb., 2002

16 President (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, SAMUEL A. BINKLEY, a Notary Public in and for said County,

County of Cook in the state aforesaid, do hereby certify that DAVID RASVUS

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 the said instrument as

he free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

This instrument was drafted by \_\_\_\_\_ Given 27 day of FEBRUARY, 2002



### Mail To:

MB FINANCIAL BANK, N.A.  
1200 N ASHLAND AVENUE  
CHICAGO, IL 60622

4032 Noble Court, Northbrook, IL 60062  
For information only insert property address.

Send subsequent tax bills to:  
MB FINANCIAL BANK, N.A.  
1200 N. Ashland Avenue  
Chicago, IL 60622

# UNOFFICIAL COPY

LEGAL DESCRIPTION


20491460

LOT 2 IN REGENCY PLACE SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1999 AS DOCUMENT NUMBER 99160030, IN COOK COUNTY, ILLINOIS.

PIN#: 04-07-103-011

STATE TAX

STATE OF ILLINOIS



APR. 30. 02


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000038865

REAL ESTATE TRANSFER TAX
00355.00
FP326660

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. 30. 02

REVENUE STAMP

# 0000077290

REAL ESTATE TRANSFER TAX
00177.50
FP326670