

UNOFFICIAL COPY

0020806817

9572/0071 18 001 Page 1 of 4

2002-07-24 08:28:27

Cook County Recorder 27.00



0020806817

103
Deed Prepared By:

Jay R. Goldberg
Field and Goldberg, LLC
321 S. Plymouth Court
Suite 800
Chicago, IL 60604

199904031
Mail Recorded Deed To:

Donald S. Lavin
95 Revere Drive, Suite J
Northbrook, IL 60062

Mail Tax Bills To:

Val Sklarov
736 Western Avenue
Suite 301
Lake Forest, IL 60045

* KIDZ MANAGEMENT, INC.

WARRANTY DEED IN TRUST

THE GRANTOR, **LORI CONSTRUCTION, INC.**, 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 and no/100 (\$10.00) DOLLARS, and other good and valuable consideration**, in hand paid, and pursuant to authority given by the Board of Directors of said corporation **CONVEYS and WARRANTS** unto **The Northern Trust Company, as trustee under trust agreement dated July 1, 2002 and known as Trust #9986**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 3 AND 4 IN STREAMWOOD CENTER FOR INDUSTRY UNIT NO. 1, BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1978 AS DOCUMENT 24594084, IN COOK COUNTY, ILLINOIS.

Subject To: General real estate taxes for 2001 and subsequent years; restrictions of record so long as they do not interfere with the use and enjoyment of the property.

TO HAVE AND HOLD 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 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 and 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 real estate or any part thereof to a successor or successors in trust

BOX 333-CTI

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0020806817

Page 2 of 4

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUL. 22. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003208


REAL ESTATE TRANSFER TAX

01725.00

FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 22. 02

REVENUE STAMP

0000033192

REAL ESTATE TRANSFER TAX

00862.50

FP 102802

and to grant in 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 real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee 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 the trustee 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 necessity or expediency of any act of the 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 the 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 the 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 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 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 cases made and provided.

And said GRANTOR 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 the exemption of homesteads from sale on execution or otherwise.

Address of Property: 302 Roma Jean Parkway, Streamwood, Illinois

Permanent Index Numbers 06-26-366-003-0000 and 06-26-366-004-0000

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 18th of July, 2002.

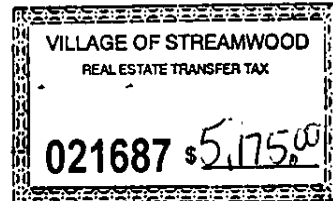
LORI CONSTRUCTION, INC

By: X

Alex F. Munoz, President

ATTESTED BY:

Lori A. Munoz
Lori A. Munoz, Secretary



NS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that **Alex F. Munoz** personally known to me to be the President and **Lori A. Munoz** personally known to me to be the Secretary of **LORI CONSTRUCTION, INC.** and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2002.



Gail L. Candela
NOTARY PUBLIC

My Commission Expires: