

DEED IN TRUST

(ILLINOIS)

UNOFFICIAL COPY



00276312

2043/110 05 001 Page 1 of 3
2000-04-20 11:54:12
Cook County Recorder 47.00

(The Above Space For Recorder's Use Only)

THE GRANTORS Niemann Automotive Inc and Josef Niemann
of the County of Cook and State of Illinois, for and in consideration
of Ten Dollars,
and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM)* unto
Wintrust Asset Management, N.A., as Trustee under the provisions of a trust agreement dated the 14 day of February,
2000, and known as Trust Number 1433 (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 _____ and State of Illinois, to wit:

Legal description attached hereto and made a part hereof.

PIN#: 04-10-301-049-0000

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, streets, 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 lease said property, or any part thereof, from
mortgage, pledge or otherwise encumbered 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
thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and
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 purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present
options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present
leases and/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.

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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, any 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 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 limita-
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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 grantors aforesaid hereunto set their hands and seals this 14th
day of April, 2000.

Niemann Automotive, Inc.
By Josef Niemann (SEAL) Josef Niemann (SEAL)
President
State of Illinois, County of Cook ss. (SEAL)

"OFFICIAL SEAL"
GERARD C. HELDRICH, JR.
Notary Public, State of Illinois
My Commission Expires Nov. 12, 2000

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Josef Niemann, and As President
of Niemann Automotive Inc
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 he 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.

Given under my hand and official seal, this 11 day of April, 2000

Commission expires 11-12-2000
Prepared by Gerard C. Heldrich, Jr., 4018 N. Lincoln, Chicago, IL NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Mark Brabec
(Name)
1515 E Woodfield Suite 270
(Address)
Schaumburg IL 60173
(City, State and Zip)

ADDRESS OF PROPERTY:
1100 Waukegan Road
Northbrook, IL 60062
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)

RECORDER'S OFFICE BOX NO. _____

BOX 333-CT1

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

UNOFFICIAL COPY

00276312

CO. NO. 018
303091

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 14 '08

DEPT. OF REVENUE

750.00

RB. 10666

CO. NO. 018
303092

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 14 '08

DEPT. OF REVENUE

750.00

RB. 10666

330208

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP APR 14 '08

750.00

RD. 11427

OFFICIAL MICROFILM EDITION
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GPO : 2004 O - 567-100
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CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

00276312

ORDER NO.: 1401 007852078 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 AND 2 IN WEBER'S ADDITION TO SHERMerville, BEING A SUBDIVISION OF PART OF LOT 17 OF ASSESSORS DIVISION IN SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED SEPTEMBER 12, 1903 AS DOCUMENT NUMBER 3440449 IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAYS) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY CORNER OF SAID LOT 1, IT BEING AT THE INTERSECTION OF THE CENTER LINE OF SHERMER AVENUE WITH THE CENTER LINE OF WAUKEGAN ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID SHERMER AVENUE, IT BEING THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 166.20 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 94 DEGREES 25 MINUTES FROM NORTHEAST TO EAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE A DISTANCE OF 33.10 FEET TO THE SOUTHEASTERLY LINE OF SHERMER AVENUE FOR A POINT OF BEGINNING OF THIS TRACT: THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID SHERMER AVENUE IT BEING 33 FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE OF SAID SHERMER AVENUE A DISTANCE OF 131.66 FEET TO A POINT WHICH IS 30 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE OF SAID WAUKEGAN ROAD, THENCE SOUTHEASTERLY ALONG A LINE WHICH IS 30 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE OF SAID WAUKEGAN ROAD A DISTANCE OF 200 FEET TO A POINT, THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 101 DEGREES 09 MINUTES 00 SECONDS FROM NORTHWEST TO WEST TO SOUTHWEST WITH THE LAST DESCRIBED LINE (IT BEING PARALLEL WITH THE NORTHWESTERLY LINES OF SAID LOTS 1 AND 2) A DISTANCE OF 108.14 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 35 MINUTES FROM NORTHEAST TO NORTH TO NORTHWEST WITH THE LAST DESCRIBED LINE A DISTANCE OF 196.80 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN WEBER'S ADDITION TO SHERMerville, BEING A SUBDIVISION OF PART OF LOT 17 OF ASSESSOR'S DIVISION OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED SEPTEMBER 12, 1903, AS DOCUMENT NUMBER 3440449 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHERMER ROAD, 36.63 FEET SOUTHWESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD (MEASURED ON THE SOUTHERLY LINE OF SHERMER ROAD); THENCE EASTERLY ALONG A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 30.00 FEET, TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD, A DISTANCE OF 36.63 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SHERMER ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SHERMER ROAD, A DISTANCE OF 36.63 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS