

UNOFFICIAL COPY



0325442361D

Doc#: 0325442361
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/11/2003 10:14 AM Pg: 1 of 4



Chicago Title Insurance Company

WARRANTY DEED IN TRUST

1 of 3
Roth
DI
C=VA 6242291

THIS INDENTURE WITNESSETH, That the grantor(s) Equity General Partnership, an Illinois general partnership of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Northern Trust Company, as Trustee, a corporation of Illinois, whose address is 255 E. Deerpath, Lake Forest, IL 60045, as Trustee under the provisions of a trust agreement dated the February 15, 2001, known as Trust Number 9810 the following described Real Estate in the County of Cook and State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof


SUBJECT TO: covenants, conditions and restrictions of record, party wall rights and agreements, existing leases and tenancies, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002

PERMANENT TAX NUMBER: 29-16-318-021-0000, 29-16-318-022-0000, 29-16-318-023-0000
29-16-318-024,0000, 29-16-400-163-0000
Address(es) of Real Estate: 16042-16148 Vandustrial Lane, South Holland, Illinois 60473

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.

STATE TAX

STATE OF ILLINOIS



SEP.-9.03


REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000059766

REAL ESTATE TRANSFER TAX
0112900
FP 102808

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



SEP.-9.03

REVENUE STAMP

0000055902

REAL ESTATE TRANSFER TAX
0056450
FP 102802

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BOX 333-CTI

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 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 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 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.

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, 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.

And the said grantor(s) hereby expressly waive(s) 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 grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 4th day of September, 2003.

Equity General Partnership, an Illinois general partnership

By: Jeffrey A. Cole
President

Attest _____

0325442361

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State of Illinois County of Cook _____

I, Meredith M. Setty, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fredrick A. Colvin and Jeffrey A. Colvin, 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 they 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 notarial seal, this 4th day of September, 2003.



Meredith M Setty (Notary Public)

Prepared By: Russell T. Paarlberg
 16230 Louis Ave.
 South Holland, Illinois 60473

Mail To:
 Donald S. Lavin
 95 Revere Drive, Suite J
 Northbrook, Illinois 60062

Mail Tax Bill to:
SLS MANAGEMENT, INC.
 736 Western, # 301
 Lake Forest, IL 60045

Property of Cook County Clerk's Office

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EXHIBIT 'A'

Legal Description

PARCEL 1:

THE SOUTHEASTERLY 262 FEET OF LOT 3 AND THE NORTHWESTERLY 26 FEET OF LOT 4 OWNERS SUBDIVISION OF LOTS 12 AND 16 IN SCHOOL TRUSTEES" SUBDIVISION (EXCEPT THE RAILROAD PROPERTY) IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHWESTERLY 288.0 FEET OF THE SOUTHEASTERLY 550.0 FEET OF LOT 3 IN OWNER'S SUBDIVISION OF LOTS 12 AND 16 IN SCHOOL TRUSTEES" SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 13 OF SCHOOL TRUSTEES" SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 13 (SAID POINT BEING IN THE NORTHEASTERLY LINE OF RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, 44.27 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT AND RUNNING EAST ON SAID SOUTH LINE 137.33 FEET TO AN IRON PIPE IN THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILROAD AFORESAID, THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY 319.2 FEET TO AN IRON PIPE IN A LINE WHICH IS PARALLEL WITH AND 33 FEET DISTANCE FROM THE WESTERLY LINE OF SAID LOT 13, THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 219.4 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AFORESAID, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY 18.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS ALSO

LOT 3 (EXCEPT THE SOUTHEASTERLY 550.0 FEET THEREOF) IN OWNERS SUBDIVISION OF LOTS 12 AND 16 IN SCHOOL TRUSTEES" SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTHEASTERLY 16.5 FEET OF LOT 4 (EXCEPT THE NORTHWESTERLY 26.0 FEET THEREOF) AND ALSO (EXCEPT THE SOUTH 17.0 FEET OF THAT PART THEREOF, LYING NORTH OF AND ABUTTING THE NORTH LINE OF 159TH STREET); AND THE SOUTHEASTERLY 281.0 FEET OF THE NORTHWESTERLY 307.0 FEET OF THAT PART OF LOT 4 WHICH LIES SOUTH AND WESTERLY AND ABUTS THE NORTHEASTERLY 16.5 FEET THEREOF, IN OWNER'S SUBDIVISION OF LOTS 12 AND 16 IN SCHOOL TRUSTEES" SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTHEASTERLY 121.2 FEET OF THE NORTHWESTERLY 428.2 FEET (EXCEPT THE NORTHEASTERLY 16.5 FEET THEREOF) OF LOT 4 IN OWNER'S SUBDIVISION OF LOTS 12 AND 16 OF THE SCHOOL TRUSTEES" SUBDIVISION IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING RAILROAD PROPERTY), AS PER PLAT OF SAID OWNER'S SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 26, 1915 AS DOCUMENT NUMBER 541516 IN COOK COUNTY, ILLINOIS.

PARGEL