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WARRANTY DEED



Doc#: 0502602167
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 01/26/2005 09:20 AM Pg: 1 of 5

Above Space For Recorder's Use Only

THE GRANTOR(s), 85-95 REVERE DRIVE (NORTHBROOK), L.L.C., an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to HARRIS TRUST & SAVINGS BANK not individually but as Trustee under Trust Agreement dated December 10, 2004 and known as Trust Number HTB1605, **GRANTEE(s)**, of 611 S. Milwaukee, Libertyville, Illinois, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

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. The full power provisions set forth on the succeeding page forms a part of this Deed.

Permanent Real Estate Index Number: 04-02-101-020-0000

Address of Real Estate: 85-95 Revere Drive, Northbrook, Illinois 60062

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 10th of January, 2005.

85-95 REVERE DRIVE (NORTHBROOK), L.L.C.,
an Illinois limited liability company

By: [Signature]
Baruch Schur
Its: Manager

| | |
|--|-----------|
| STATE OF ILLINOIS | |
| STATE TAX | JAN 24 05 |
| REAL ESTATE TRANSFER TAX | |
| # 0000082757 | 04800.00 |
| FP 102808 | |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | |

THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies, Esq.
5301 West Dempster Street
Suite 200
Skokie, Illinois 60077

| | |
|-----------------------------|-----------|
| COOK COUNTY | |
| REAL ESTATE TRANSACTION TAX | |
| COUNTY TAX | JAN 24 05 |
| REAL ESTATE TRANSFER TAX | |
| # 0000082964 | 02400.00 |
| FP 102802 | |
| REVENUE STAMP | |

BOX 333-CTI

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RIDER

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 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 presenti 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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.

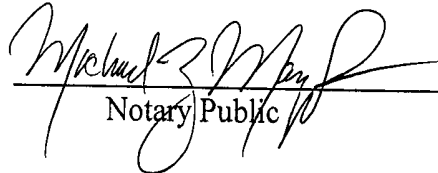
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BARUCH SCHUR, the Manager of 85-95 REVERE DRIVE (NORTHBROOK), L.L.C., an Illinois limited liability company and, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10 day of January, 2005.

Commission expires _____ 200



Notary Public



MAIL AFTER RECORDING TO:

Kenneth Glick
P. O. Box 400
Libertyville, IL 60048

MAIL TAX BILLS TO:

Glick Family Limited Partnership
P. O. Box 400
Libertyville, IL 60048

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EXHIBIT A

Legal Description

LOT 7 IN NORTHBROOK COURT OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B Permitted Title Exceptions

1. Taxes for 2004 and subsequent Years.
2. Declaration of Covenants recorded as Document 2485662, as amended from time to time.
3. Notice of Requirement for Storm Water Detention recorded as Document Number 24597814.
4. Building Line shown on Plat of Northbrook Court Office Plaza.
5. Easements shown on Plat recorded as Document Number 24791536.
6. Encroachment into utility easement of approximately .03 feet.
7. Easement recorded as Document Number 86302558.
8. Encroachment into easement area by approximately .05 feet.
9. Easement recorded as Document Number 86200276.
10. Agreement evidenced by Amendment recorded as Document Number 22400807 and 27117890.
11. Tenants under unrecorded leases.