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Doc#: 0507745088
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 03/18/2005 11:07 AM Pg: 1 of 6

After Recording Mail To:
Harris Trust and Savings Bank
201 S. Grove Avenue
Barrington, Illinois 60010



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that Grantor, PLATINUM DEVELOPMENT CORP., an Illinois corporation, 2001 Butterfield Road, Downers Grove, of the County of DuPage, and State of Illinois, for and in consideration in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto HARRIS TRUST & SAVINGS BANK, an Illinois banking corporation, organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 14th day of March, 2005 and known as Trust Number 1634, Grantee, the following described real estate (hereinafter the "Premises") situated in the County of Cook and State of Illinois, to wit:

Unit 605 in the 1585 North Barrington Road Condominium as delineated on a survey of the following described real estate:

Lot 2 in Humana Medical Office Building No. 2 Subdivision, being a subdivision of part of the Northwest Fractional Quarter of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit B to the Declaration of Condominium recorded February 28, 2003 as Document 0030286827 together with its undivided percentage interest in the common elements, in Cook County, Illinois; also together with easements recorded April 8, 1991 as Document No. 91156363 for (a) vehicular and pedestrian ingress and egress, (b) parking spaces, (c) storm water drainage and detention; and with instrument recorded April 8, 1991 as Document No. 91156362, being the First Amendment Modifying Grants of Easements and Agreement recorded September 16, 1987 as Document No. 87505866 for ingress and egress.

Permanent Real Estate Index Number: 07-07-100-035-1027
Address of Real Estate: 1585 North Barrington Road, Unit 605, Hoffman Estates, IL 60194

The Powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

First American Title Order #

NCS144641

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SUBJECT TO: The permitted exceptions shown on Exhibit A attached hereto and by this reference made a part hereof for all purposes.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 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 all of the title of, 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, 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 99 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 real estate, or any part thereof, for the 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 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

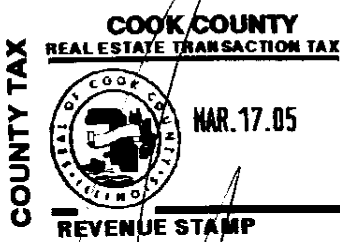
This conveyance is made upon the express understanding and condition that neither Harris Trust and Savings Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their 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

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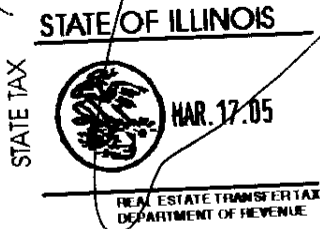
entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation 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 charged 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 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, but only an interest 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Harris Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

[EXECUTION PAGE FOLLOWS]



# 0000154370	REAL ESTATE TRANSFER TAX
	00288.75
	FP326670



# 0000076731	REAL ESTATE TRANSFER TAX
	00577.50
	FP326669

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In Witness Whereof, the Grantor aforesaid has hereunto set its hand and seal this 15th day of March, 2005.

PLATINUM DEVELOPMENT CORP.,

an Illinois corporation

By: [Signature]
Name: Mark Hane
Its: Vice President

STATE OF ILLINOIS) SS.
COUNTY OF DECATUR)

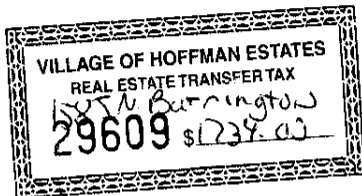
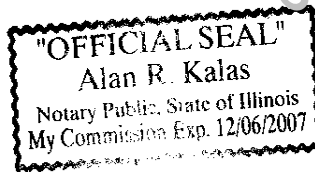
I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Mark Hane, the Vice President of Platinum Development Corp., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of March, 2005.

[Signature]
Notary Public

Send subsequent tax bills to:

Connie Zhao
819 Warwick Lane
Lake Zurich, Illinois 60047



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EXHIBIT A

Permitted Exceptions

1. General taxes for the second installment of 2004, the year 2005 and subsequent years.
Tax No. 07-07-100-024-0000 (affects the land and other property)
2. Terms and provisions contained in the Declaration of Restrictions recorded November 9, 1990 as Document No. 90549668, as amended from time to time.
Assignment to St. Alexius Medical Center by instrument recorded November 10, 1999 as Document No. 09060975, which instrument also contains a Clarification and Modification of Easements and Declaration of Restrictions.
3. Terms and provisions contained in the Right of First Refusal made by and between Downers Grove National Bank, Trustee under Trust No. 90-85, Platinum Development Corp. and American Medicorp Development Co., recorded November 9, 1990 as Document 90549670
4. Perpetual easement as contained in the instrument recorded April 7, 1989 as Document No. 89152509 and in the agreement recorded as Document No. 89152510 and the terms and provisions therein contained.
5. Memorandum of PCS Site Agreement made by Hospital Professional Building II, L.L.C. to Sprintcorp, Inc. for a term of years stated, dated August 25, 1999 and recorded January 24, 2000 as Document No. 00056963 and the covenants and conditions as therein contained.
6. Lease made by Hospital Professional Building II, Lessor, to Nextel West Corp., Lessee, for a term of years stated, and the covenants and conditions as therein contained, as disclosed by Memorandum dated October 18, 2000 and recorded November 7, 2000 as Document No. 00874835.
7. Easement in favor of Commonwealth Edison Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document LR2798580, recorded on March 13, 1975, and the terms and conditions thereof.
8. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains, granted by Document 23380141 on February 3, 1976, and the terms and conditions thereof.
9. Easement in favor of Commonwealth Edison Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document 23009653, recorded on March 3, 1975, and the terms and conditions thereof.
10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document 25195233, recorded on October 16, 1979, and the terms and conditions thereof.

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11. Terms and provisions contained in the Declaration of Easements recorded September 24, 1979 as Document No. 25160201.
12. Terms and provisions contained in the Utilities Easement Grant and Dedication recorded December 7, 1983 as Document Nos. 26888368 and 26888369.
13. Plat of easement for water main recorded June 21, 1984 as Document No. 27139790 and the terms and provisions therein contained.
14. Terms and provisions contained in the Utilities Easements Grant and Dedication recorded December 7, 1983 as Document No. 26888370.
15. Grant of Easements and Agreement recorded September 18, 1987 as Document No. 87506666 and the terms, provisions and conditions therein contained.
First Amendment recorded April 8, 1991 as Document No. 91156362.
16. Terms and conditions as shown on the Plat of Easement for Signal Equipment recorded May 17, 1990 as Document No. 90229221.
17. Building lines and easements as shown on the Plat of Humana Medical Office Building No. 2 Subdivision recorded September 10, 1990 as Document No. 90438743, together with the easement provisions contained therein.
18. Rights of the public, State of Illinois and the municipality in and to so much of part of the land as dedicated for road purposes by instrument recorded as Document No. 11172679.
19. Provisions, conditions, restrictions, options, assessments and easements as created by The Declaration of Condominium recorded February 28, 2003 as Document No. 0030286827.
20. Provisions, conditions and limitations as created by the Condominium Property Act.
21. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

Clerk's Office