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Doc#: 0607402306 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2006 10:52 AM Pg: 1 of 4

DEED IN TRUST (WARRANTY)

This Indenture, made this 3rd day
of March 2006 between
Tarragon O'Hare Office Park, Inc.*

Grantor, of the County of
State of Illinois, for and in
consideration of the sum of Ten and No/100
Dollars (\$10.00), and other good and valuable
consideration in hand paid, **Convey and
Warrant unto BankFinancial, F.S.B.**
a Federal savings bank duly authorized to
transact business in the State of Illinois, and
duly authorized to accept and execute trusts in
within the State of Illinois,

COF 18 TRC 50237

not personally but solely as Trustee under the provisions of the Trust Agreement dated the 3rd day
of February, 2006 and known as Trust Number 010880
whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527, Grantee, the following described Real Estate situated in
the County of Cook and State of Illinois, to wit:

*an Illinois Corporation

See Exhibit A attached hereto and made a part hereof

See Exhibit B attached hereto and made a part hereof

Permanent Index Number: 09-15-306-005, 09-15-306-006, 09-15-306-007, 09-15-306-008,
09-15-306-025, 09-15-306-026 and 09-15-306-055

Property Address: 2434 and 2454 Dempster, Des Plaines, Illinois 60016

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 TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART
HEREOF.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all rights 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 has/have hereunto set their hand(s) and seal(s) the day and year first above
written.

TARRAGON O'HARE OFFICE PARK, INC., AN
ILLINOIS CORPORATION

BY: [Signature]
CHARLES D. RUTENSTEIN
Executive Vice President

New York
STATE OF ~~ILLINOIS~~ } SS
COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

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 signed, sealed and delivered the said instrument as free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 22nd day of February, 2006

My Commission Expires: 3/7/09

[Signature]
Notary Public


Prepared by:
Jay Chie
4001 W. Devon, Suite 310
Chicago, IL 60646


After recording mail to:
BankFinancial, F.S.B.
Attn: Land Trust Dept.
15W060 North Frontage Road
Burr Ridge, IL 60527

LYDIA COPLIN
Notary Public, State of New York
No.01CO8123279
Qualified in New York County
Commission Expires March 7, 2009

3
[Signature]

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STATE TAX  MAR. 10.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003469	REAL ESTATE TRANSFER TAX
		0615000
		FP 103020

COUNTY TAX  MAR. 10.06 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000010571	REAL ESTATE TRANSFER TAX
		0307500
		FP 103019

Property of Cook County Clerk's Office

LYDIA COULIN
 Notary Public, State of New York
 No. 0100962379
 Qualified in New York County
 Commission Expires March 7, 2009

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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, conveyor assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with the title of 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 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 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 the 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 any 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.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 premises or under the provision of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said premises, 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 premises may be entered into by it in the name of the then beneficiaries under the 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 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, of the filing for record of this Deed.

The interest of each and every beneficiary under the trust agreement, and of all persons claiming under them or by any of them shall be only in the possession, 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 possession, earnings, avails and proceeds thereof as aforesaid.

TAX BILLS TO BE
MAILED TO:

JAY CHIE

4001 W. DEVON #310

CHICAGO, IL 60646



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EXHIBIT "A"

Property Address: 2434 AND 2454 DEMPSTER,
DES PLAINES IL 60016

Legal Description:

PARCEL 1:

LOTS 4 THROUGH 7, INCLUSIVE AND 30 THROUGH 33, INCLUSIVE, IN ALBERT H. AHRENS HOMESTEAD ACRES SUBDIVISION, OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1947 AS DOCUMENT 14126112.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN JOINT DRIVEWAY EASEMENT AGREEMENT BETWEEN GREGORY J. LURVEY AND MARK D. LURVEY AND TARRAGON O'HARE OFFICE PARK INC. DATED JANUARY 30, 2003 RECORDED ON FEBRUARY 14, 2003 AS DOCUMENT 0030216580.

Permanent Index No.:

09-15-306-005 (LOT 33), 09-15-306-006 (LOT 32), 09-15-306-007 (LOT 31),
09-15-306-008 (LOT 30), 09-15-306-025 (LOT 6), 09-15-306-026 (LOT 7) AND
09-15-306-055 (LOTS 4 AND 5)