



Doc#: 0725041105 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2007 02:29 PM Pg: ~~5006~~

1 of 4

16

WARRANTY DEED

THE GRANTOR **NORTHWEST BUILDING ACCOUNT, INC.**, an Illinois corporation, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

Mario and Rosalie Ragona, as joint tenants with rights of survivorship, as to an undivided 15%, Sarah Zimmerman and Rosalie Ragona, not individually but as Co-Trustees of the Joseph Maranto Revocable Trust dated 3/22/00, as to an undivided 7.5%, Sarah Zimmerman and Rosalie Ragona, not individually but as Co-Trustees of the Joanne Maranto Revocable Trust dated 3/22/00, as to an undivided 7.5%, Steven Maranto, individually, as to an undivided 15%, and Stevens Point Center, LLC as to an undivided 55%, of 1701 W. DES PLAINES AVENUE, PARK RIDGE, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

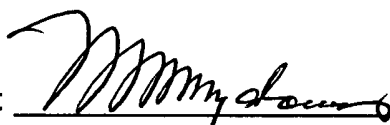
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 02-15-200-012-0000


Address: 315-345 W. Northwest Highway, Palatine, IL

Dated: August 31, 2007

NORTHWEST BUILDING ACCOUNT, INC.
an Illinois corporation

By: 
Ninus Adams, President

ATTEST:


Anoshiravan Bolbolan, Secretary

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #207, Chicago, IL 60661

M.G.R. TITLE

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ninus Adams and Anoshiravan Bolbolan, personally known to me to be the President and Secretary of NORTHWEST BUILDING ACCOUNT, INC., an Illinois corporation, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of August, 2007.

[Handwritten signature]

Notary Public

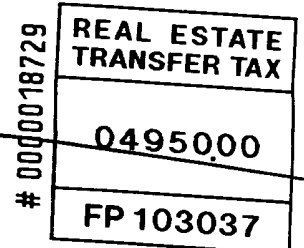
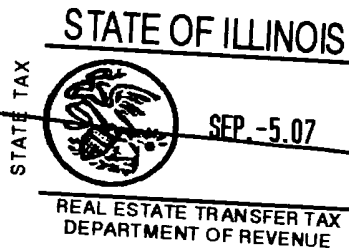
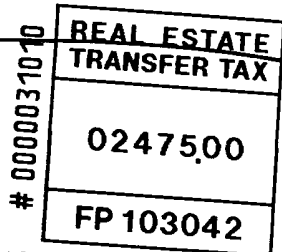
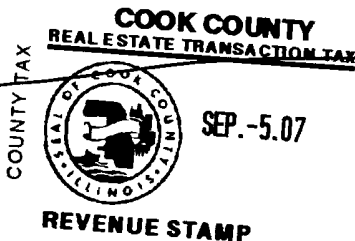


MAIL DEED TO:

Bonnie M. Keating
6230 W. Lema
Chgo Ill 60646

SEND SUBSEQUENT TAX BILLS TO:

Stevens Point Center LLC
P.O. Box 41
Park Ridge, Ill 60068



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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 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 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 98 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, 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; 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.

If the title to any of the above lands is now or hereafter registered, the Register 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 limitations," 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.

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LEGAL DESCRIPTION

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 315 W. Northwest Highway, Palatine, Illinois

PERMANENT INDEX NO.: 02-15-200-012-0000

Property of Cook County Clerk's Office