

# UNOFFICIAL COPY



Doc#: 0734449082 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2007 02:35 PM Pg: 1 of 4

## Warranty Deed In Trust

THIS INDENTURE WITNESSETH, that  
Grantor, METRO COMMONS, L.L.C.,  
an Illinois limited liability  
company

of the County of Kane and  
State of Illinois, for and in consideration of the  
sum of ten dollars, and of other good and  
valuable considerations in hand paid, receipt

of which is hereby duly acknowledged, Convey and Warrant unto Harris N.A., a National Banking Association, organized and existing  
under the laws of the United States of America, 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 1st day of December, 2001  
and known as Trust Number HTB 1026, grantee, the following described real estate (hereinafter the "Premises")  
situated in Cook County, Illinois, to wit:

See attached

Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Tax Act.

Date 12-10-07

[Signature]  
Buyer, Seller or Representative

Permanent Index No. 15-17-403-013, -014 and -105

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

And the said grantor \_\_\_\_\_ hereby expressly waive s and release s 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 \_\_\_\_\_ aforesaid ha s hereunto set its hand and seal this \_\_\_\_\_  
day of December \_\_\_\_\_ 2007.

Metro Commons, L.L.C.

By: [Signature]

Raymond E. Plote, Manager

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THIS INSTRUMENT PREPARED BY: Warren R. Fuller, Fuller and Berres, 69 S. Barrington  
Road, South Barrington, IL 60010

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SUBJECT TO:

TO HAVE AND TO HOLD the said real estate 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 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 considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all 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 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 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 real estate, 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 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 applications 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 N.A., 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 entered into by it in the name of its 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 under said Trust Agreement 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 N.A. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

COUNTY OF \_\_\_\_\_

STATE OF ILLINOIS

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Raymond E. Plote, Manager of Metro Commons, L.L.C., an Illinois limited liability company

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 acknowledge that he signed, sealed and delivered the said instrument as his 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 10th day of December 2007



*Quinn Hill*  
NOTARY PUBLIC

MAIL TO GRANTEE'S ADDRESS:

HARRIS N.A., Land Trust Dept.

Street 201 S. Grove Avenue

City Barrington, IL 60010

Zip Code \_\_\_\_\_

East End Avenue, Hillside, Illinois

ADDRESS OF PROPERTY

METRO COMMONS, LLC  
1141 EAST MAID ST - STE 100

TAXES TO BE MAILED TO:

EAST DUNDEE, IL. 60118

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## Legal Description

Lots 4, 5 and 6 in Boeger's Subdivision of that part of the Northwest ¼ of the Southeast ¼ lying North of the right-of-way of the Chicago, Madison and Northern Railroad Company (except the East 5 chains of the north 10 chains, and except the West 166.5 feet thereof) in Section 17, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

15-17-403-013  
 15-17-403-014  
 VILLAGE OF HILLSIDE  
 12-7-07  
 722164 REAL ESTATE TRANSFER TAX  
 15-17-403-015 East End Ave



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person add authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 11, 2007

Signature: *Michael Spill*  
Grantor or Agent

Subscribed and sworn to before me this 10 day of December, 2007.

*Teri Engelking*  
Notary Public:



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 10, 2007

Signature: *Michael Spill*  
Grantee or Agent

Subscribed and sworn to before me this 10 day of December, 2007.

*Teri Engelking*  
Notary Public:



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Land Trust Recordation and Transfer Tax Act.)