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This Instrument Prepared By
and Upon Recordation
Return to:

Mr. Michael Simkin
Melvin A. Weinstein & Associates
134 N. LaSalle Street
Suite 720
Chicago, IL 60602

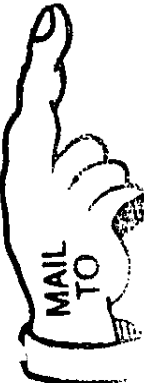
08170568

8619/0101 27 001 Page 1 of 6
1998-12-24 11:48:04
Cook County Recorder 31.50



08170568

EXECUTOR DEED



THE GRANTORS, DONALD A. SCHACK and BHUPEN D. PATEL, Co-Executors of the Will of Joan Schack, Deceased (a/k/a Joan Marks), and not individually, of 2321 W. Greenleaf, Chicago, Illinois 60645 and 6200 N. Hiawatha Avenue, Chicago, Illinois 60646, by virtue of letters testamentary issued to Donald A. Schack and Bhupen D. Patel by the Circuit Court of Cook County, State of Illinois, and in exercise of the power to transfer real estate granted to said Executors in and by said Will and in pursuance of every power and authority enabling, and in consideration of Ten Dollars (\$10.00), in hand paid receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Co-Executors and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit-claim unto the Grantee, Donald A. Schack and Bhupen D. Patel, not individually, but as Co-Trustees of the Family Trust, created under the Will of Joan Schack a/k/a Joan Marks, created December 30, 1997, 2321 W. Greenleaf, Chicago, Illinois 60645, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND HOLD said premises with the appurtenances, unto said Co-Trustees, their successors and or assigns, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the Co-Trustees by the terms of said trust, full power and authority is hereby granted to the Co-Trustees 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 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 real estate 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 the Co-Trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not

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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 or title or interest in or about or easement appurtenant to said real estate 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 the Co-Trustees 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 the Co-Trustees, 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Co-Trustees, or be obliged or privileged to inquire into any of the terms of said trust and every deed, trust deed, mortgage, lease or other instrument executed by the Co-Trustees 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 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 or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Co-Trustees were 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 their predecessors 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 to the extent and as provided in the trust agreement, 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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IN WITNESS WHEREOF, Grantors have caused this deed to be executed this 3rd day of December, 1998.

Donald A. Schack and Bhupen D. Patel, Co-Executors of the Estate of Joan Schack, Deceased (a/k/a Joan Marks), and not individually

By: Donald A. Schack
Donald A. Schack,
as Executor as aforesaid

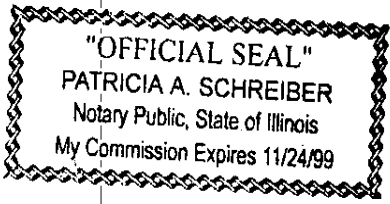
By: Bhupen D. Patel
Bhupen D. Patel,
as Executor as aforesaid

State of IL)
County of COOK) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald A. Schack, as Executor of the Estate of Joan Schack, Deceased (a/k/a Joan Marks), and not individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Executor, appeared before me this day in person and acknowledged that he sealed and delivered the said instrument as his voluntary act and as the free and voluntary act as Executor as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of December, 1998.

My commission expires 11/24, 1999



Patricia A. Schreiber
Notary Public

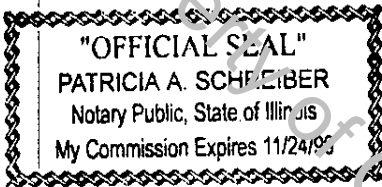
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State of IL) **UNOFFICIAL COPY**
County of COOK) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bhupen D. Patel as Executor of the Estate of Joan Schack, Deceased (a/k/a Joan Marks), and not individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Executor, appeared before me this day in person and acknowledged that he sealed and delivered the said instrument as his voluntary act and as the free and voluntary act as Executor as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of December, 1998.

My commission expires 11/24, 19 99



Patricia A. Schreiber
Notary Public

Send Tax Bills to:

Donald A. Schack, Co-Trustee
2321 W. Greenleaf
Chicago, IL 60645

95616v1-9609.1

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EXHIBIT "A"

Legal Description

UNIT NUMBER 302 IN GREEN OAKS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 6 (EXCEPT THE WEST 17.00 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 6) ALL OF LOTS 7, 8, AND 9 IN E. W. ZANDER AND CO'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 190 (EXCEPT THAT PART LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 17.00 FEET OF LOT 6 AFORESAID, AND THAT PART OF LOT 191 LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 AFORESAID IN THE SUBDIVISION OF LOT 95 IN MC GUIRE AND ORR'S RIDGE BOULEVARD ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOTS 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 5 IN WENNEY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 55.487 ACRES NORTH OF AND ADJOINING THE SOUTH 45.63 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIDGE ROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20504264; UNDIVIDED 3.03 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

P.I.N.: 11-31-108-021-1016 Property Address: 2321 W. Greenleaf, Chicago, Illinois 60645

08170568

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 and Cook County Ord 194-12 197

12/3/98 Date Sign [Signature]

This instrument prepared by: Karen K. MacKay, Burke, Warren, MacKay, & Serritella, P.C., 330 N. Wabash Ave. 22nd Floor, Chicago, Il. 60611

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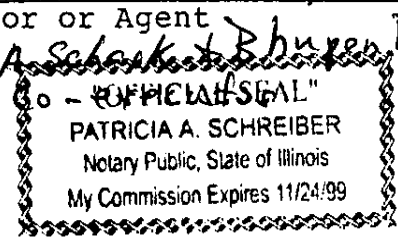
STATEMENT BY GRANTOR AND GRANTEE

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 and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec. 3, 1998 Signature: Donald A. Schack Bhupen D. Patel
Grantor or Agent

Subscribed and sworn to before me by the said DONALD SCHACK & BHUPEN PATEL this 3rd day of DEC, 1998.

Notary Public Patricia A. Schreiber

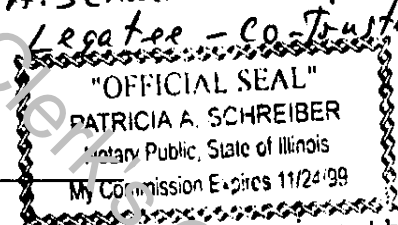


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Dec 3rd, 1998 Signature: Donald A. Schack Bhupen D. Patel
Grantee or Agent

Subscribed and sworn to before me by the said DONALD SCHACK & BHUPEN PATEL this 3rd day of DEC, 1998.

Notary Public Patricia A. Schreiber



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 Transfer Tax Act.)

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