

**This Indenture Witnesses That Grantor, IDE CAPITAL CORP., an Illinois Corporation (formerly known as Telemed Corp.)**

87360061

of the County of Cook and the State of Illinois for and in consideration of TEN (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto WOODFIELD BANK, an Illinois State Bank, Higgins and Meacham Roads, Schaumburg, Illinois, <sup>\* Now Known As US American Woodfield</sup> its successor or successors as Trustee under the provisions of a trust agreement dated the 29th day of May 1987 known as Trust Number 310, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Barrington Square Industrial Center Unit No. 1, a Subdivision of part of fractional Section 6, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded November 20, 1970, as Document No. 21323708, in Cook County, Illinois.

Subject to Mortgage and Assignment of Rents recorded January 20, 1987 as Documents Nos. 87035477 and 87035478; general real estate taxes for the year 1986 and subsequent years; and covenants, restrictions and conditions of record.

commonly known as 2345 Pembroke Ave., Hoffman Estates, IL 60195

This instrument Prepared By: Arnold M. Flamm, 155 N. Michigan Ave., Chicago, IL 60601

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 present or in future, 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 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 hereunder, (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 Registrar 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 cases made and provided.

And the said grantor hereby expressly waives and releases 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.

SEE REVERSE SIDE FOR SIGNATURE AND ACKNOWLEDGEMENT

1 of 3

DI 11-19-410

Cook County REAL ESTATE TRANSACTION TAX 11.50 REAL ESTATE TRANSFER TAX REVENUE STAMP JUL 1-87

COOK COUNTY CLERK JUL 1 1987

87360061

12.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JUL 1 1987

87360061

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

BOX 333 - WJ

TO

Woodfield Bank

TRUSTEE

Mail to: Arnold M. Flamm

Arthur and Flamm

155 N. Michigan Avenue

Suite 500

Chicago, IL 60601

WINDY CITY PRESS

RECORDED  
INDEXED  
MAY 26 1987  
CHICAGO, ILL. 60695

Property of Cook County Clerk's Office

515

ADDRESS OF PROPERTY  
2345 Pembroke Ave.  
Hoffman Estates, IL 60195

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Telemet Div'n, LDG Capital Cor  
2345 Pembroke Ave.  
Hoffman Estates, IL 60195

DOCUMENT NUMBER

19009328

Given under my hand and official seal, this 29th day of May 1987  
Commission expires March 26 1990  
NOTARY PUBLIC

corporation, and Douglas M. Doyle, Secretary of said corporation, and 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 severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument as \_\_\_\_\_ President and \_\_\_\_\_ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the \_\_\_\_\_ shareholders of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

State of Illinois, County of Cook  
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_ President of the LDG Capital Corporation, personally known to me to be the \_\_\_\_\_

LDG CAPITAL CORP.  
BY Frank A. Lavalle  
PRESIDENT  
ATTEST [Signature]  
SECRETARY

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ Secretary, this 29th day of May 1987.

MAIL TO: For Art Hoffman  
[Redacted Address]

RECORDER'S OFFICE BOX NO \_\_\_\_\_ OR

IMPRESS  
CORPORATE SEAL  
HERE

IMPRESS  
CORPORATE SEAL  
HERE