

UNOFFICIAL COPY

DEED IN TRUST

88-592261

This Indenture Witnesseth That the Grantor (s) VIRICK LIMITED, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and pursuant to authority given by the Board of Directors of said corporation, and other good and valuable considerations in hand, paid/Conveyed and Quit-Claim unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of December 1988, known as Trust Number 94347, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in R and S Resubdivision, being a Resubdivision of Lots 1 and 2 in Gullo International Resubdivision in the West 1/2 of the Southwest 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, together with Lots 3 and 4 in Gullo International Resubdivision aforesaid, all in Cook County, Illinois.

Address: 147-219 Stanley and 701 Gullo Roads Elk Grove Village, Illinois

88-592261

Permanent Index Number(s): 08-22-302-014, -015, -016, -017 and -018

Subject to: (affects this and other property)

See Exhibit "A"

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 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, or 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 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 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 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, 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 case made and provided.

has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its (Vice) President, and attested

by its (Asst.) Secretary _____ 15th day of December 1988

ATTEST: [Signature] (SEAL) (Asst.) Secretary

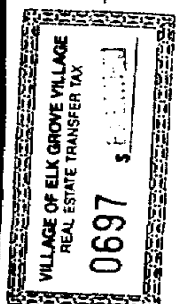
VIRICK LIMITED, an Illinois corporation (SEAL) By: [Signature] (SEAL) (Vice) President

After recording: Mr. Steven H. Blumenthal, please return Rosenthal and Schanfield to Name Address 55 East Monroe, Suite 4620 Chicago, Illinois 60603

8-9058 (12-9-84)

BOX 78

5186064 (C1E) PM



under Real Estate Transfer Act Sec. 4-0

12-20-88

UNOFFICIAL COPY

BOX 8

TRUST No.

DEED IN TRUST

HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

88592261

PROPERTY RECORDS
CHICAGO, ILL. 60601
47434
47434
47434

Commission expires: 2/1/89

Notary Public

Carole A. Wagnon

Given under my hand and official seal, this 15th day of December 19 88

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby CERTIFY, that Richard Farnley personally known to me to be the (Vice) President of the VIRICK LIMITED, an Illinois corporation, and Dennis M. Sarsany personally known to me to be the (Asst.) 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 (Vice) President and (Asst.) Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors 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) ss.

Notary Public:

of 19

GIVEN under my hand and Notarial Seal this day

and waiver of the right of homestead.

free and voluntary act, for the uses and purposes therein set forth, including the release

signed, sealed and delivered the said instrument as

the foregoing instrument appeared before me this day in person, and acknowledged that

personally known to me to be the same person whose name

subscribed to

who

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

STATE OF ILLINOIS)
COUNTY OF COOK) ss. I,

88-592261

Subject To:

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General Real Estate Taxes For the Year 1988 and subsequent years.

Building Setback lines of 25 feet (from the West Lot lines and North line of Lot 1) and 15 feet (from the East lot lines) as shown on the plat of subdivision.

Violation of the aforesaid building setback line as the improvements on the land are located less than 25 feet from the North lot line of Lot 1.

Easements for public utilities and drainage over, upon and under the East 10 feet and West 25 feet of the land as shown on the plat of subdivision.

Mortgage dated November 30, 1987 and recorded December 2, 1987 as Document Number 87-638202, made by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230, to HFC Commercial Realty, Inc., to secure an indebtedness of \$2,551,000.00.

Assignment of Leases and Rents dated November 30, 1987 and recorded December 2, 1987 as Document Number 87-638203, made by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230 and Bryson Properties XI, an Illinois limited partnership, to HFC Commercial Realty, Inc.

Security Interest of HFC Commercial Realty, Inc., under a financing statement executed by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230, et. al., and filed as Document Number 87 U 31152.

Leasehold Interests of the following named tenants under unrecorded Leases as disclosed by Assignment of Leases and Rents recorded as Document Number 87-638203:

Web Finisher's, Nu-Way Electronics, Pressflow America, Cincinnati Tool, Chicago Casters and Hamai Machine Tools.

Existing unrecorded leases, if any.

Terms, powers, provisions and limitations of the Trust in which title is held.

EXHIBIT A

-88-592261-78-

PROPERTY OF COOK COUNTY CLERK'S OFFICE