

92910660



Deed in Trust

This Indenture, Witnesseth, That the Grantor, Dynasty Property Group, an Illinois General Partnership

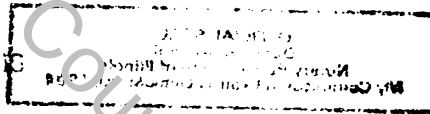
of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid. Convey/s and Warrant/s unto the HARRIS BANK ROSELLE, 106 East Irving Park Road, Roselle, Illinois, a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of November 19 92, known as Trust Number 13453 the following described real estate in the State of Illinois, to wit:

See attached Exhibit "A"

26976 VILLAGE OF SCHAUMBURG DEPT. OF REVENUE REAL ESTATE AND ADMIN. DIVISION TRANSFER TAX DATE 11/30/92 AMT. PAID 1236.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 613.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 613.00



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Permanent Index No.: 07-12-300-010-000

Common Address: 1321 Tower Drive, Schaumburg, Illinois 60173

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 and vested in 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 by 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.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interests 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, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and release/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Witness Whereof, the grantor/s aforesaid has/ve hereunto set/s hand/s and seal/s this 1st day of DECEMBER, 19 92.

[Signature] (SEAL)
KEITH W. KRUEGER
GENERAL PARTNER

(SEAL)

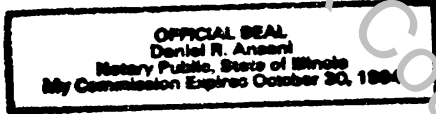
[Signature] (SEAL)
ROBERT J. FERRARI for PPR Investments
GENERAL PARTNER

(SEAL)

Cook
COUNTY OF DuPAGE)
SS.
STATE OF ILLINOIS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that KEITH W. KRUEGER GENERAL PARTNER AND ROBERT J. FERRARI FOR PPR INVESTMENTS GENERAL PARTNER OF DYNEX PROPERTY GROUP personally known to me to be the same person/s whose name/s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 1st day of DECEMBER, A.D. 19 92.



[Signature]
Notary Public

92910660

This document prepared by: DANIEL R. ANIASI
1411 W. MEADOWS DR 5202
PARK RIDGE IL 60068

Mail Tax Bills to:

William DeGironemo
1321 Tower Drive
Schaumburg, Illinois 60173

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC-4-92
613.00

MAIL TO:

HARRIS BANK ROSELLE.
P.O. Box 72200
Roselle, Illinois 60172

BOX 333

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LOT 8 IN SCHALMBURG INDUSTRIAL PARK UNIT NO. 1 BEING A SUBDIVISION OF PART OF THE WEST $\frac{1}{2}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 12, AND PART OF THE WEST $\frac{1}{2}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 13, BOTH IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT RECORDED OCTOBER 2, 1964 AS DOCUMENT NO. 19263036, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TOWER ROAD, WITH THE EASTERLY PROPERTY LINE OF SAID LOT 8; THENCE WEST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 101.55 FEET TO A POINT ON THE SAID EASTERLY PROPERTY LINE; THENCE NORTH A DISTANCE OF 68.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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