

# UNOFFICIAL COPY

92094732

This Indenture Witnesseth, That the Grantor

Southgate Mavors II Limited Partnership, an Illinois limited partnership

of the County of Cook and the State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars,

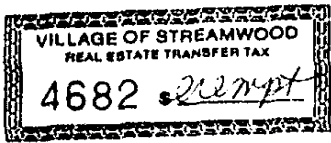
and other good and valuable consideration in hand paid, Convey and Warrant unto FIRST COLONIAL TRUST COMPANY an Illinois Corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successor, as Trustee under the provisions of a trust agreement dated the 22nd day of January 1992 known as Trust Number 1-5028, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Property of Cook County, Ill.

92094732

RECORDING INFORMATION  
COOK COUNTY RECORDER  
1515 E. WOODFIELD ROAD, SCHENBURY, ILLINOIS 60173-5431  
TEL: 630-232-7332 FAX: 630-232-7332



"Exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act."  
Date: 1/22/92

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 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 or 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 it, 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 registrars of trusts 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 of such case made and provided."

This instrument prepared by and after recording return to: William Mitchell, Keck, Mahin & Cate, 1515 E. Woodfield Road, Schaumburg, Illinois 60173-5431

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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.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 28<sup>th</sup> day of January 19 92.

SOUTHGATE MANORS II LIMITED PARTNERSHIP  
By: The Kirk Corporation, a general partner

(SEAL) By: [Signature]  
Its: CHAIRMAN

ATTEST  
By: [Signature] (SEAL)  
Its: SECRETARY

STATE OF Illinois } ss.  
COUNTY OF Cook

I, the undersigned

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

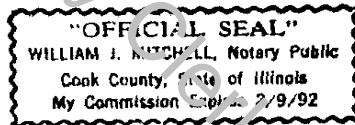
that Ronald C. Kirk, Chairman and  
Ronald W. Fair, Secretary

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  
acknowledged that they signed, sealed and delivered the said instrument  
as 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  
28<sup>th</sup> day of January A.D. 19 92

[Signature]

Notary Public.



92004732

BOX NO. \_\_\_\_\_

**Beed in Trust**

ADDRESS OF PROPERTY

FIRST COLONIAL TRUST COMPANY  
104 N. Oak Park Avenue  
Oak Park, Illinois 60301

# UNOFFICIAL COPY

EXHIBIT A

THAT PART OF LOT 1 IN BLOCK 20 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87488450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 0°01'43" W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.02 FEET; THENCE S 89°52'15" E, A DISTANCE OF 37.02 FEET; THENCE N 0°01'39" E, A DISTANCE OF 45.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N 89°58'17" E ALONG SAID NORTH LOT LINE, A DISTANCE OF 80.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 0°49'50" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 05.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°58'17" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 0°01'43" W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.02 FEET; THENCE S 89°52'15" E, A DISTANCE OF 37.02 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S 0°49'50" W ALONG SAID EAST LOT LINE, A DISTANCE OF 49.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S 89°58'17" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

101 Harmon Road  
Streamwood, Ill.  
PIN 0-0-000000

LOT 7 IN BLOCK 18 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87488450, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7; THENCE N 28°10'44" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 77.45 FEET; THENCE N 81°12'37" E, A DISTANCE OF 44.74 FEET; THENCE N 20°52'10" W, A DISTANCE OF 61.25 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 180.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N 42°58'50" E AND A LENGTH OF 34.65 FEET, AN ARC-DISTANCE OF 24.87 FEET TO A POINT OF TANGENCY; THENCE N 38°38'17" E ALONG SAID NORTHWESTERLY LOT LINE, A DISTANCE OF 23.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S 29°10'44" E ALONG THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S 44°58'11" W ALONG THE SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 93.55 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

215 Harmon Road  
Streamwood, Ill.  
PIN 0-0-000000

THAT PART OF LOT 43 IN BLOCK 10 IN STREAMWOOD GREEN UNIT THREE-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87488450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE N 0°01'43" W ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 58.18 FEET; THENCE S 89°58'51" E, A DISTANCE OF 47.87 FEET; THENCE N 0°02'22" E, A DISTANCE OF 57.85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 43; THENCE N 89°58'17" E ALONG SAID NORTH LOT LINE, A DISTANCE OF 42.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 43; THENCE S 0°01'43" E ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 118.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE S 89°58'17" W ALONG THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE N 0°01'43" W ALONG THE WEST LINE OF SAID LOT 43, A DISTANCE OF 58.18 FEET; THENCE S 89°58'51" E, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 43; THENCE S 0°01'43" E ALONG SAID EAST LOT LINE, A DISTANCE OF 58.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE S 89°58'17" W ALONG THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

138 Harmon Road  
Streamwood, Ill.  
PIN 0-0-000000

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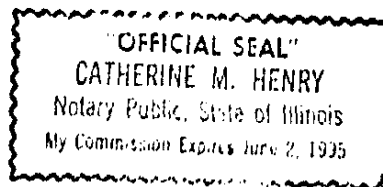
## STATEMENT BY GRANTOR AND GRANTEE

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: January 31, 1992 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me  
by the said [Signature]  
this 29th day of January, 1992.

[Signature]  
Notary Public

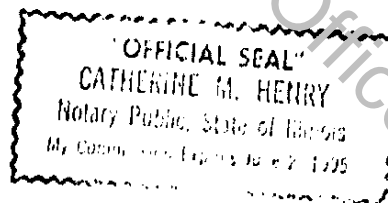


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 28, 1992 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me  
by the said [Signature]  
this 28th day of January, 1992.

[Signature]  
Notary Public



92094732

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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