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DEED IN TRUST

36813648



DEPT-01 RECORDING \$25.00

T#0012 TRAN 2653 10/26/96 15:36:00

The above space is for recording fee only 96-813648

COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, that the Grantor

LaGrou Exchange Partnership

of the County of Cook and State of Illinois
of ten and 00/100 (210.00)

for and in consideration
Dollars, and other good

and valuable considerations in hand paid, Conveys and Quit Claims

unto

PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 1st
day of July, 1996, known as Trust

Number S 11363

the following described real estate in the County of Cook

and State of Illinois, to wit:

Lot 2, except the South 196.33 feet thereof, in Donovan Industrial Park, being a subdivision of part of each of Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Stock Yards Subdivision of the East half of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, Section 4, Section 1,

Exempt under provisions of Paragraph
Real Estate Transfer Tax Act

August 8, 1996
Date

[Signature]
Buyer, Seller or Representative

Commonly Known as: 1001 W. Exchange Avenue, Chicago, IL 60609

Permanent Index Number: 20-05-200-108

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, or 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 praesenti or 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 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

AFTER RECORDING GRANTEE'S ADDRESS
RETURN TO: PINNACLE BANK
TRUST DEPARTMENT
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60650
(RECORDER'S BOX NO. 284)

1001 W. Exchange
Chicago, IL 60609

For information only insert street address of
above described property.

7618 721 RZ
1993
CNY

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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 obligated 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 hereof 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 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.

And the said grantor _____ hereby expressly waive \$ and release \$ 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 sales on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ its hand and seal _____ this _____ 1st _____ day of _____ July _____ January _____ 1996

(SEAL) LAGROU EXCHANGE PARTNERSHIP (SEAL)

By: James Stancel (SEAL) By: Donald Schimek (SEAL)

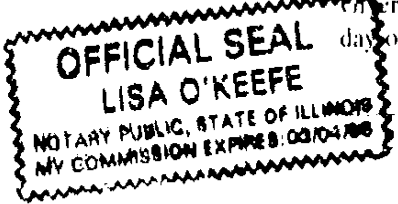
THIS INSTRUMENT PREPARED BY: Lisa O'Keefe, Biederman & O'Keefe Ltd.
30 N. LaSalle Street, Suite 1426
Chicago, IL 60602

STATE OF Illinois
COUNTY OF Cook } SS
96812648
961896

I, the undersigned, a Notary Public in and for said County in the State aforesaid do hereby certify that Donald Schimek and James Stancel

personally known to me to be the same person^s _____, whose name^s 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 _____ 1st _____ day of _____ July _____ 19 96



Lisa O'Keefe
Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

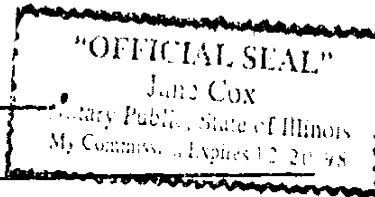
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 8, 1996

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said LISA O'KLEFE this 8th day of AUG. 1996.
Notary Public [Signature]



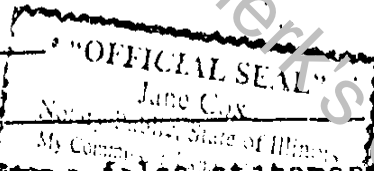
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 8, 1996

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said LISA O'KEEFE this 8th day of AUG. 1996.
Notary Public [Signature]



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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Property of Cook County Clerk's Office