

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR, HERBERT WALDMANN GMBH AND CO., a corporation organized under the laws of the Federal Republic of Germany, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto

96278560

American National Bank and Trust Company of Chicago, as Trustee under the provisions of a trust agreement dated the 1st day of March, 1988 and known as Trust No. 104616-06

33 North LaSalle Street
Chicago, Illinois 60602

(herein referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 63 in Palwaukee Business Center Unit Number 3, being a subdivision in the South East 1/4 of Section 11, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois,

Permanent Real Estate Index Number: 03-11-410-009

Address of Real Estate: Lot 63 Palwaukee Drive, Wheeling Illinois 60090

DEPT-01 RECORDING

\$25.50

T#5555 TRAN 1346 04/12/96 15:17:00

96-278560

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COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or others; 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, to pledge, or otherwise to 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 above 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 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.

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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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 15 th day of February, 1996.

Ann Carol
Shuherg Lundberg, Callahan + Orr
Sut. 450
20 N. Wacker Dr.
Chicago, IL. 60601

HERBERT WALDMANN GMBH AND CO., a corporation organized under the laws of the Federal Republic of Germany

Gerhard Waldmann
Gerhard Waldmann, President

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in the Federal Republic of Germany, DO HEREBY CERTIFY that GERHARD WALDMANN, the President of HERBERT WALDMANN GMBH AND CO., a corporation organized under the laws of the Federal Republic of Germany, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 th day of February, 1996.



(Rahn)
Notary Public

3 UR 93 /1996
Notariat Schwenningen

Die vorstehende vor mir vollzogene Unterschrift von

Herrn Gerhard Waldmann, Kaufmann, D-78056 Villingen-Schwenningen, Peter-Henlein-Str.5,

als einzelvertretungsberechtigter Geschäftsführer der Waldmann Verwaltungsgesellschaft mbH in deren Eigenschaft als persönlich haftende Gesellschafterin der Herbert Waldmann GmbH & Co. mit dem Sitz in Villingen-Schwenningen,

- persönlich bekannt -

"Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

beglaubige ich hiermit.

4/9/96
Gerhard Waldmann
Buyer, Seller or Representative

Villingen-Schwenningen, den 15. Februar 1996

8 DEPT-01 RECORDING
145555 TRAH 13/6 04/12/96 15:00
40805 47 * 96-278
COOK COUNTY RECORDER



(Rahn)
Notar.

Die Kosten sind in AV I/96 Nr. 672 in Soll gestellt.

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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 as 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 this 10th day of April, 1996.

Signature:

[Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by said Grantor this 10th day of April, 1996.

[Signature]
Notary Public

"OFFICIAL SEAL"
HANICE S. SHANDLING
Notary Public, State of Illinois
My Commission Expires Aug. 17, 1997

The grantee or its agent affirms and verifies that the name of the grantee as 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 this 10th day of April, 1996.

Signature:

[Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 10th day of April, 1996.

[Signature]
Notary Public

"OFFICIAL SEAL"
HANICE S. SHANDLING
Notary Public, State of Illinois
My Commission Expires Aug. 17, 1997

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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