

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

97015503

THIS INDENTURE WITNESSETH,

that the Grantor Fluid Power
Industries, Inc., a Delaware Corporation

of the County of Cook and
the State of Illinois for and

in consideration of Ten and no/100
Dollars, and other good and valuable
considerations in hand paid, Convey,

and warrant unto **FIRST MIDWEST TRUST COMPANY**, National Association, of 121 North
Chicago Street, Joliet, Illinois 60431, its successor or successors as Trustee under the provisions
of a trust agreement dated the 25th day of November, 1996 known as Trust
Number 6129, the following described real estate in the County of Cook
and State of Illinois, to-wit:

See Exhibit A attached hereto.

97015503

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 directly to a trust grantee or to a
successor or successors in trust and to grant to such trust grantee or 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 or 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 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

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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.

The Grantor hereby expressly warrant s to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (30 Ill. Rev. Stat, Secs. 903-907, as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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 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 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 cases made and provided.

And the said grantor hereby expressly waive s and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

President of Fluid Power Industries, Inc., a Delaware corporation, the

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 18th day of December, 1996.

Fluid Power Industries, Inc., a
Delaware corporation

(Seal)

James W. Silvers

James W. Silvers, President

(Seal)

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State of ILLINOIS SS.
County of COOK

I, Laura A. Kozicki a Notary Public in and for said County, in the State aforesaid, do hereby certify that James W. Silvers, the President of Fluid Power Industries, Inc., a Delaware corporation, 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 said instrument as his 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 seal this 18th day of December A.D. 1996.



Laura A. Kozicki
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Raymond P. Gordon, Esq.
Gordon & Einstein, Ltd.
224 East Ontario
Chicago, IL 60611

PROPERTY ADDRESS

511 Glenn Avenue
Wheeling, IL 60090

AFTER RECORDING
MAIL THIS INSTRUMENT TO

FIRST MIDWEST TRUST COMPANY
NATIONAL ASSOCIATION
~~121 N. Chicago Street~~
~~Joliet, Illinois 60431~~

FIRST MIDWEST TRUST COMPANY, INC.
241 E. DEERPATH AVENUE
LAKE FOREST, IL 60045

PERMANENT INDEX NUMBER

03-11-303-020 03-11-410-013 03-11-410-001
03-11-410-002 03-11-410-014

MAIL TAX BILL TO

HAWK ELECTRONICS, INC.
P.O. Box 1027
Wheeling, IL 60090



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EXHIBIT A

PARCEL 1:

LOTS 1, 2, AND 3 IN BLOCK 5 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 39 AND 40 IN PALWAUKEE BUSINESS CENTER UNIT TWO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 67 AND 68 IN PALWAUKEE BUSINESS CENTER UNIT THREE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED SEPTEMBER 11, 1966 AS DOCUMENT NUMBER 36408G80, IN COOK COUNTY, ILLINOIS.

PIN: 03-11-303-026
03-11-410-001
03-11-410-002
03-11-410-013
03-11-410-014

COMMONLY KNOWN AS: 511 GLENN AVENUE
WHEELING, IL 60090

RECORD DATE	10/25/00
RECORD TIME	10:25:00
RECORD AMOUNT	100
RECORD TYPE	

97025503