

UNOFFICIAL COPY 98192322

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH
THAT THE GRANTOR, MINE
SAFETY APPLIANCES COMPANY
f/k/a M. S. A. FINANCE
CORPORATION of the County of

Allegheny and State of
Pennsylvania, for and in
consideration of Ten and
00/100 Dollars and other
good and valuable

considerations in hand paid,
conveys and warrants unto

LaSalle National Bank, A
National Banking Association

of 135 South LaSalle Street, Chicago, Illinois its successor or
successors as Trustee under the provisions of a Trust Agreement dated the
10th day of January 1978, known as Trust Number 26442100 the following
described real estate in the County of Cook and State of Illinois to wit:

LOT 18 IN CENTEX INDUSTRIAL PARK NORTH UNIT 6, A SUBDIVISION IN THE SOUTH
1/2 SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-26-301-039

Property Address: 1000 Nicholas Avenue, Elk Grove Village, IL 60007

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 are hereby granted to said trustee to improve,
protect and subdivide said premises or any part thereof; to dedicate
parks, streets, highways or alleys; 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 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 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 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

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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 compiled 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 on 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 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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 20th day of February, 1998

MINE SAFETY APPLIANCES COMPANY f/k/a M. S. A. FINANCE CORPORATION

By:

Dennis Zeitler
Dennis Zeitler, Treasurer

Attest:

James E. Herald
James Herald,
Vice President of Finance

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State of Pennsylvania, County of Allegheny ss. I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis Zeitler personally known to me to be the Treasurer of MINE SAFETY APPLIANCES COMPANY f/k/a M. S. A. FINANCE CORPORATION and James Herald, Vice President of Finance of said corporation, and 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 and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of February, 1998.

Carol Y. Ribnick
Notary Public

Notarial Seal
Carol Y. Ribnick, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires March 8, 1998
Member, Pennsylvania Association of Notaries

Prepared by: Edwin H. Shapiro, Attorney at Law
1111 Plaza Drive, Suite 570, Schaumburg, IL 60173

Mail to:

Send tax bills to: ROBERS VENDOR CO.
1070 NICHOLAS BLVD.
ELK GROVE VILLAGE, IL 60007

VILLAGE OF ELK GROVE VILLAGE
REAL ESTATE TRANSFER TAX
12865.1986.00

MAIL TO:

GARY R. STAKEN
6215 W. Touhy
CHICAGO, IL 60646-1100

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