

Warranty Deed in Trust



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6104/0080 03 001 Page 1 of 4  
1999-07-02 10:19:52  
Cook County Recorder 27.00

*This Indenture, Witnesseth,  
That the Grantor,  
Tri-Equities, L.L.C., an  
Illinois limited liability company*

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

(The Above Space For Recorder's Use Only)

consideration of Ten and no/100ths (\$10.00) Dollars, and other  
good and valuable consideration in hand paid, Convey/s and Warrant/s unto  
LAKESIDE BANK, 55 W. Wacker Drive, Chicago, Illinois, a banking  
corporation organized and existing under the laws of the State of Illinois,  
as Trustee under the provision of a trust agreement dated the  
18th day of June, 1999, known  
as Trust Number 10-2064 the following described real  
estate in the State of Illinois, to wit:

*See attached Exhibit A*

*3  
66*

Permanent Index  
No: See attached Exhibit A

Common  
Address: See attached Exhibit A

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 and vested in 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 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 pur-  
chase 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user

*7822505, 607, 2009, 5052282*

*1044*

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thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

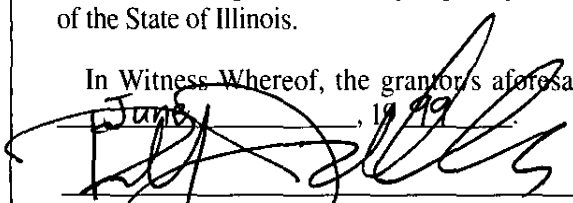
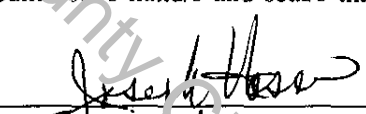

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust and said trust agreement 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 by 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, her, 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 case made and provided, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and release/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.

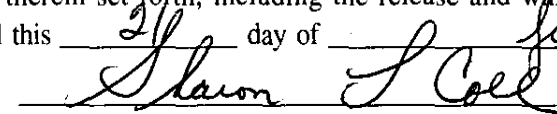
In Witness Whereof, the grantor/s aforesaid has/ve hereunto set/s hand/s and seal/s this 15<sup>th</sup> day of June, 1999

	(SEAL)		(SEAL)
<u>MEMBER</u>	(SEAL)		(SEAL)

COUNTY OF \_\_\_\_\_ )  
STATE OF ILLINOIS ) SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Joseph Hassen & Richard Jablonski personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 15 day of June, A. D. 1999

  
Notary Public



THIS DOCUMENT PREPARED BY: Brian Mulqueen  
Lord Bissell & Brook  
115 S. LaSalle St.  
Chicago, IL 60603  
Mail Tax Bills To: Joe Hassen, 1687 Elmhurst Road, Elk Grove Village, IL 60007

MAIL TO:  
LAKESIDE BANK  
TRUST DEPARTMENT  
55 W. WACKER DRIVE  
CHICAGO, ILLINOIS 60601

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**EXHIBIT A**  
**Legal Description**

LOTS 12 TO 15 IN JOHN A. YALES RESUBDIVISION OF BLOCK 40 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PIN: 17-05-209-001  
17-05-209-002

Commonly known as 865-875 West North Avenue, Chicago, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SEC. 200.1-2 (B-6) OR PARAGRAPH  
F SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

Joseph Horn  
Date Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 4, REAL  
ESTATE TRANSFER TAX ACT.

6-21-99  
DATE

[Signature]  
SIGNATURE

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

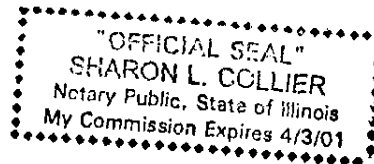
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 6.21, 1999 Signature: Joseph Hassen  
Grantor or Agent

Subscribed and sworn to before me by the  
said Joseph Hassen this  
21 day of June, 1999

Notary Public Sharon J. Collier



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 6.21, 1999 Signature: Joseph Hassen  
Grantee or Agent

Subscribed and sworn to before me by the  
said Joseph Hassen this  
21 day of June, 1999

Notary Public Sharon J. Collier



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}