

UNOFFICIAL COPY

99955017

82470109 32 001 Page 1 of 4
1999-10-08 15:20:15
Cook County Recorder 27.00



Lakeside Bank



99955017

Deed in Trust

This Indenture, Witnesseth,
That the Grantor,

~~Area Wide Property~~
~~MANAGEMENT, INC. AND~~ *Jm*
AREA Wide 47th Office, Inc. 10/1/99
~~ILLINOIS CORPORATION~~
of the County of COOK

(The Above Space For Recorder's Use Only)

and State of ILLINOIS for and in
consideration of Ten and no/100ths (\$10.00) Dollars, and other
good and valuable consideration in hand paid, Convey/s and Quit Claim/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
27TH day of SEPTEMBER, 19 99, known
as Trust Number 10-2108 the following described real
estate in the State of Illinois, to wit:

BOX 333

SEE ATTACHED LEGAL DESCRIPTION.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200, 1-2 (B-6) or PARAGRAPH
SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

10/1/99 *Jm*
DATE BUYER, SELLER REPRESENTATIVE

I hereby declare that the attached deed represents a
transaction exempt under provisions of Paragraph
Section 4, of the Real Estate Transfer Tax Act.

Permanent Index
No: 20-11-100-005

Common
Address: 4701 S. COTTAGE GROVE, CHICAGO, IL

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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

7831995 or w
3 of 7

3rd Aff
30x

UNOFFICIAL COPY

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 30th 27th day of SEPT., 19 99

AREA WIDE 47TH OFFICE, INC. (SEAL) AREA WIDE PROPERTY MANAGEMENT, INC. (SEAL)

BY: Faysal Mohamed (SEAL) [Signature] (SEAL)
FAYSAL MOHAMED, PRESIDENT

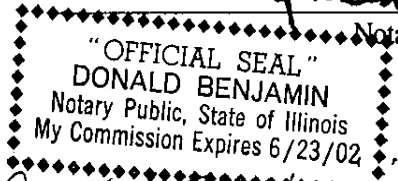
COUNTY OF _____)
STATE OF ILLINOIS) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that FAYSAL MOHAMED
PRESIDENT OF AREA WIDE 47TH OFFICE, INC.

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 30th day of SEPTEMBER, A. D. 19 99

(SEAL)



THIS DOCUMENT PREPARED BY: DONALD BENJAMIN
55 W Wacker
OR. CHgo IL

Mail Tax Bills To: AREA Wide Property
10024 S MASSAHOIT
DAK LAWN, IL

MAIL TO:
BOX 266 (FLK)

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

UNOFFICIAL COPY

EXHIBIT A

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1 TO 6 BOTH INCLUSIVE IN BLOCK 1 IN W. H. CALVIN'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 OF BLOCK 2 OF DREXEL AND SMITH'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A PERPETUAL PARKING EASEMENT AGREEMENT DATED JUNE 30, 1998 AND RECORDED JULY 7, 1998 AS DOCUMENT 98579792 FROM AREA WIDE MURRAY'S LLC., AN ILLINOIS LIMITED LIABILITY COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1994 KNOWN AS TRUST NUMBER 118750-02 FOR THE PURPOSE OF PARKING OF MOTOR VEHICLES AND FOR PEDESTRIAN ACCESS FROM THE EASEMENT PARCEL TO PARCEL 1 DESCRIBED ABOVE OVER THE FOLLOWING DESCRIBED LAND:

LOTS 7 TO 12 INCLUSIVE IN BLOCK 1 IN W. H. CALVIN'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 OF BLOCK 2 OF DREXEL AND SMITH'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF 16 FOOT VACATED ALLEY LYING EAST AND ADJOINING LOTS 7 TO 11, ALSO THE EAST ½ OF THE 16 FOOT VACATED ALLEY LYING WEST AND ADJOINING LOT 6, IN THE AFORESAID SUBDIVISION IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

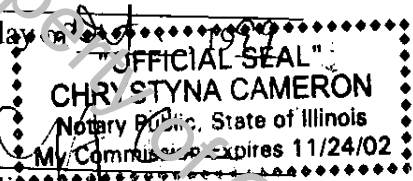
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/27, 19 99

Signature: Faysal
Grantor or Agent

FAYSAL MOHAMED

Subscribed and sworn to before me
by the said
this 1 day of September, 1999



Notary Public

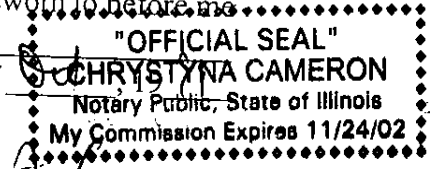
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/27, 19 99

Signature: Faysal
Grantee or Agent

FAYSAL MOHAMED

Subscribed and sworn to before me
by the said
this 1 day of September, 1999



Notary Public

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.)