

DEED IN TRUST

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1999-03-22 12:23:18  
Cook County Recorder 27.00



THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, KBT L.P., an Illinois limited partnership of the County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, as Trustee under the provisions of a certain Trust Agreement dated the 26th day of February, 1999, and designated as Trust No. 124889-04, the following described real estate situated in Cook County, Illinois, to wit:

This space reserved for Recorder.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known as: 4300 North Packers Avenue, Chicago, Illinois 60609

Permanent Index Number (PIN): 20-05-301-001, 20-05-301-002

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, the grantor, by and through its authorized general partner, Edward Saltzberg, has executed this Deed in Trust on this 11th day of March, 1999.

KBT L.P.  
By: Edward Saltzberg  
Edward Saltzberg, General Partner

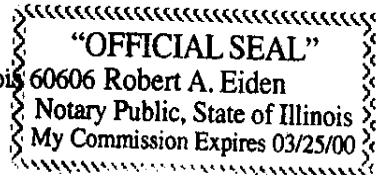
State of Illinois, County of Cook ss. I, Robert A. Eiden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD SALTZBERG, personally known to me to be the General Partner of KBT L.P., an Illinois limited partnership, and personally known to me to be the same person 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 official seal, this 11th day of March, 1999.

My commission expires MARCH 25, 2000, 19

Robert A. Eiden  
NOTARY PUBLIC

This instrument was prepared by: Robert A. Eiden, Katz Randall & Weinberg  
333 West Wacker Drive, Suite 1800, Chicago, Illinois 60606  
American National Bank and Trust Company of Chicago  
Box 221



Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Registrar of Titles of said county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.*) All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

## EXHIBIT A

## LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF A PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH A PART OF BLOCK 7 A PART OF BLOCK 12, AND A PART OF THE WEST 1/2 OF THE NORTH AND SOUTH 100 FOOT STREET LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCKS 7 AND 12 ALL IN PACKERS SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID TRACT OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 622.40 FEET OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 5, WITH A LINE WHICH IS 17 FEET EAST FROM AND PARALLEL WITH THE EAST LINE OF SAID BLOCKS 7 AND 12, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 542.40 FEET TO A POINT WHICH IS 80 FEET SOUTH FROM THE NORTH LINE OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 56.60 FEET TO A POINT WHICH IS 23 FEET WEST FROM THE EAST LINE OF SAID BLOCK 7 AND 40 FEET SOUTH FROM THE NORTH LINE OF SAID NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF SAID SOUTH WEST 1/4 OF SECTION 5, A DISTANCE OF 393.21 FEET TO A POINT WHICH IS 20.45 FEET WEST FROM THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 5, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 560 FEET (THE WESTERLY TERMINUS OF SAID ARC BEING A POINT WHICH IS 58.67 FEET SOUTH FROM THE NORTH LINE AND 163.84 FEET WEST FROM THE EAST LINE OF SAID NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5) A DISTANCE OF 9.55 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE WEST LINE OF THE EAST 30 FEET OF SAID NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, THENCE SOUTH ALONG THE WEST LINE OF THE EAST 30 FEET AFORESAID A DISTANCE OF 582.32 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 622.40 FEET OF SAID NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 622.40 FEET AFORESAID A DISTANCE OF 30 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID BLOCK 12 AND THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 622.40 FEET OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, A DISTANCE OF 413.18 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

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

3-16-99

Date

Robert A. Ed

Buyer, Seller or Representative

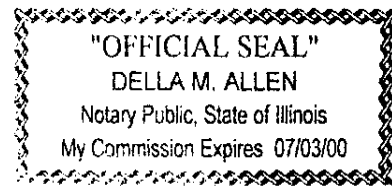
STATEMENT BY GRANTOR AND GRANTEE

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 the 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 3/17, 1999

Signature: Robert A. Eiden  
Grantor or Agent

Subscribed and sworn to before me by the said Robert A. Eiden this 17 day of March, 1999.



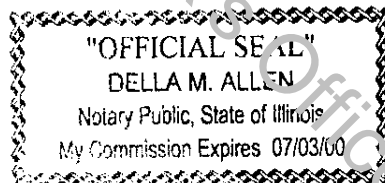
Notary Public: Della M. Allen

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 3/17, 1999

Signature: Robert A. Eiden  
Grantee or Agent

Subscribed and sworn to before me by the said Robert A. Eiden this 17 day of March, 1999.



Notary Public: Della M. Allen

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.)