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TRUSTEE'S DEED

7028/0237 05 001 Page 1 of 8  
2000-10-30 15:56:04  
Cook County Recorder 35.50



00852782

THIS INDENTURE, dated **October 11, 2000**  
Between **LaSALLE BANK NATIONAL ASSOCIATION**, formerly know as LaSalle National Bank, successor trustee to LaSalle National Trust, N.A., duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated the **1st day of November 1978** and known as **Trust Number 10000010** party of the first part and, **Avalon Sienna III, L.L.C.**, an Illinois Limited Liability Company, of:

**1540 E. Dundee Road Palatine, IL 60074**

(Reserved for Recorders Use Only)

TICOR TITLE INSURANCE

party{ies} of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party{ies} of the second part, the following described real estate, situated in **Cook County, Illinois**, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: **Vacant Property Wheeling, Illinois 60090**

P.I.N.: **03-23-109-009**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

**LaSALLE BANK NATIONAL ASSOCIATION**  
as Trustee, as aforesaid, and not personally,

By: *Spring Alexander*  
**Spring Alexander - Land Trust Administrator**

Prepared By: **LaSalle Bank National Association 135 S. LaSalle Street - Suite 2500 Chicago, Illinois 60601**

STATE OF ILLINOIS  
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
) **SPRING ALEXANDER - LAND TRUST ADMINISTRATOR** of **LaSalle Bank National**

Association 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 said she signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated **October 11, 2000**.

MAIL TO: **RICHARD RAPPOLD**  
**120 N. LASALLE ST., SUITE 3200**  
**CHICAGO, IL. 60602**

SEND FUTURE TAX BILLS TO:

**AVALON SIENNA III LLC**  
**1540 E. DUNDEE RD**  
**SUITE 350**  
**PALATINE, IL. 60074**

*Christine C Young*  
NOTARY PUBLIC

**OFFICIAL SEAL**  
**CHRISTINE C YOUNG**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/21/03

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00852782

Property of Cook County Clerk's Office

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
REVENUE  
853.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
853.50

00852782  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP OCT 27 '00  
P.B. 11430  
853.50

THAT PART OF LOT 1 IN AVALON-SIENNA UNIT 6, BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 96669983, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID LOT 1; THENCE NORTH 89 DEGREES 47 SECONDS 15 MINUTES EAST ALONG THE NORTH LINE OF SAID UNIT 6, A DISTANCE OF 488.27 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 369.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET FOR AN ARC LENGTH OF 24.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE, FOR AN ARC LENGTH OF 234.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, 120.07 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330.00 FEET FOR AN ARC LENGTH OF 66.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53 DEGREES 6 MINUTES 42 SECONDS WEST, 166.15 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET, FOR AN ARC LENGTH OF 45.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68 DEGREES 23 MINUTES 42 SECONDS WEST, 53.71 FEET TO THE EAST LINE OF GENEVA DRIVE PER DOCUMENT NUMBER 96669979; THENCE NORTHERLY ALONG SAID EAST LINE, BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES 8 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 63.85 FEET FOR AN ARC LENGTH OF 63.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 35 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE, 69.04 FEET TO THE SOUTH LINE OF AVALON-SIENNA UNIT 1, PER DOCUMENT NUMBER 96669978, THENCE NORTH 57 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE AND EXTENSION OF SAID SOUTH LINE A DISTANCE OF 375.22 FEET; THENCE NORTH 61 DEGREES 19 MINUTES 9 SECONDS EAST, 79.97 FEET; NORTH 64 DEGREES 40 MINUTES 21 SECONDS EAST, 120.96 FEET; THENCE NORTH 40 DEGREES 18 MINUTES 2 SECONDS EAST, 40.65 FEET; THENCE NORTH 25 DEGREES 25 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 27 SECONDS EAST, 123.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID UNIT 6, A DISTANCE OF 488.27 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST 369.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET FOR AN ARC LENGTH OF 249.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, 40.29 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE CONTINUING SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, ALONG LAST DESCRIBED LINE, A DISTANCE OF 79.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330.00 FEET FOR AN ARC LENGTH OF 47.10 FEET; THENCE NORTH 33 DEGREES 30 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 130.00 FEET; THENCE 61 DEGREES 19 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 79.97 FEET; THENCE NORTH 64 DEGREES 40 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 65.38 FEET; THENCE SOUTH 25 DEGREES 19 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, IN COOK COUNTY, ILLINOIS.

TO BECOME KNOWN AS LOTS 137, 138, 139, 140, 143, 144, AND 145, INCLUSIVE, IN

*Continued on next page*

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AVALON-SIENNA UNIT 6C BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON-SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A PLAT OF RESUBDIVISION TO BE RECORDED.

## PARCEL 2:

THAT PART OF LOT 1 IN AVALON-SIENNA UNIT 6, BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96669983, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID UNIT 6, A DISTANCE OF 488.27 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 45 SECONDS EAST, 369.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET FOR AN ARC LENGTH OF 14.23 FEET; THENCE NORTH 36 DEGREES 30 MINUTES 27 SECONDS WEST, 123.13 FEET; THENCE SOUTH 26 DEGREES 29 MINUTES 36 SECONDS WEST, 41.93 FEET; THENCE SOUTH 40 DEGREES 18 MINUTES 02 SECONDS WEST, 40.65 FEET; THENCE SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, 120.96 FEET; THENCE SOUTH 61 DEGREES 19 MINUTES 9 SECONDS WEST, 79.97 FEET; THENCE SOUTH 57 DEGREES 55 MINUTES 42 SECONDS WEST, 9.72 FEET TO THE EAST LINE OF AVALON-SIENNA UNIT 1 RECORDED PER DOCUMENT NUMBER 96669978; THENCE THE FOLLOWING EIGHT COURSES ALONG SAID EAST LINE: (1) THENCE NORTH 29 DEGREES 32 MINUTES 15 SECONDS WEST 76.46 FEET (2) THENCE NORTH 06 DEGREES 10 MINUTES 27 SECONDS WEST 62.61 FEET; (3) THENCE NORTH 31 DEGREES 13 MINUTES 27 SECONDS WEST, 61.77 FEET; (4) THENCE NORTH 49 DEGREES 31 MINUTES 40 SECONDS WEST, 56.72 FEET; (5) THENCE NORTH 67 DEGREES 14 MINUTES 53 SECONDS WEST, 34.59 FEET; (6) THENCE NORTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, 124.64 FEET; (7) THENCE NORTH 27 DEGREES 14 MINUTES 27 SECONDS EAST, 41.71 FEET; (8) THENCE NORTH 00 DEGREES 20 MINUTES 24 SECONDS WEST, 144.91 FEET TO THE POINT OF BEGINNING. CONTAINING 4.89 ACRES, MORE OR LESS.

TO BECOME KNOWN AS LOTS A AND B IN AVALON-SIENNA UNIT 6C BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON-SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A PLAT OF RESUBDIVISION TO BE RECORDED. RECORDED.

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK ) SS

Terry Boffeli, being first duly sworn on oath deposes and says that:

1. Affiant's office is at 2063 Foster Avenue, Wheeling, Illinois 60090.

2. That he is an officer of the beneficiary of the grantor in a Trustee's Deed dated the October 11, 2000 conveying the following described premises to Avalon Sienna III L.L.C., an Illinois limited liability company:

See Exhibit A attached hereto and made a part hereof

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

3. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions:

4. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, by reason that the instrument constitutes

(a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

(b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(d) The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

(f) The conveyance of land for highway or other public purposes or grants of conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(g) Conveyances made to correct descriptions in prior conveyance;

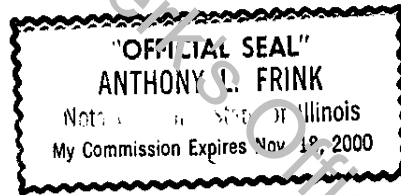
(h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

(i) The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Further the affiant sayeth not.

*Terry Boffeli*  
Terry Boffeli TERRY BOFFELI  
VICE PRESIDENT-FINANCE

SUBSCRIBED AND SWORN TO before me  
this 11th day of October, 2000.



*Anthony J. Frink*  
Notary Public  
My Commission expires: Nov. 18, 2000



THAT PART OF LOT 1 IN AVALON-SIENNA UNIT 6, BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 96669983, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID LOT 1; THENCE NORTH 89 DEGREES 47 SECONDS 15 MINUTES EAST ALONG THE NORTH LINE OF SAID UNIT 6, A DISTANCE OF 488.27 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, 369.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET FOR AN ARC LENGTH OF 14.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE, FOR AN ARC LENGTH OF 234.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, 120.07 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330.00 FEET FOR AN ARC LENGTH OF 66.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 53 DEGREES 6 MINUTES 42 SECONDS WEST, 166.15 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET FOR AN ARC LENGTH OF 45.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68 DEGREES 13 MINUTES 42 SECONDS WEST, 53.71 FEET TO THE EAST LINE OF GENEVA DRIVE PER DOCUMENT NUMBER 96669979; THENCE NORTHERLY ALONG SAID EAST LINE, BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES 8 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 63.85 FEET FOR AN ARC LENGTH OF 63.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 35 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE, 69.04 FEET TO THE SOUTH LINE OF AVALON-SIENNA UNIT 1, PER DOCUMENT NUMBER 96669978, THENCE NORTH 57 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE AND EXTENSION OF SAID SOUTH LINE A DISTANCE OF 375.22 FEET; THENCE NORTH 61 DEGREES 19 MINUTES 9 SECONDS EAST, 79.97 FEET; NORTH 64 DEGREES 40 MINUTES 21 SECONDS EAST, 120.96 FEET; THENCE NORTH 40 DEGREES 18 MINUTES 2 SECONDS EAST, 40.65 FEET; THENCE NORTH 25 DEGREES 29 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 27 SECONDS EAST, 123.13 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID UNIT 6, A DISTANCE OF 488.27 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST 369.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET FOR AN ARC LENGTH OF 249.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, 40.29 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE CONTINUING SOUTH 64 DEGREES 40 MINUTES 21 SECONDS WEST, ALONG LAST DESCRIBED LINE, A DISTANCE OF 79.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330.00 FEET FOR AN ARC LENGTH OF 47.10 FEET; THENCE NORTH 33 DEGREES 30 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 130.00 FEET; THENCE 61 DEGREES 19 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 79.97 FEET; THENCE NORTH 64 DEGREES 40 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 65.38 FEET; THENCE SOUTH 25 DEGREES 19 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, IN COOK COUNTY, ILLINOIS.

TO BECOME KNOWN AS LOTS 137, 138, 139, 140, 141, 142, AND 143, INCLUSIVE, IN

*Continued on next page*

AVALON-SIENNA UNIT 6C BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON-SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A PLAT OF RESUBDIVISION TO BE RECORDED.

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