

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

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THIS INDENTURE, made this 22nd day of November, 1994, between Actna Life Insurance Company

04030717

a corporation created and existing under and by virtue of the laws of the State of Connecticut and duly authorized to transact business in the State of Connecticut, party of the first part, and *LaSalle State Real Estate Trust, a Grantor Trust with an office at 11 South LaSalle Street, Chicago, Illinois 60603
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100

Above Space For Recorder's Use Only

Dollars and other good and valuable consideration

(\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*Kenneth M. Campbell, Stuart L. Scott and Robert C. Spourri, as Trustees for See Exhibit A attached hereto and made a part hereof.

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COOK COUNTY, ILLINOIS
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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto.

Permanent Real Estate Index Number(s): 04-02-101-021-0000

Address(es) of real estate: One Northbrook Place, Northbrook Illinois 60062

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 its President, and attested by its Secretary, the day and year first above written.

Actna Life Insurance Company
(Name of Corporation)

By [Signature]
President
Attest: [Signature]
Secretary

RBW

This instrument was prepared by Robert B. Wolf, 8000 Sears Tower, Chicago, Illinois 60606
(NAME AND ADDRESS)

MAIL TO {
R.K. Hagan
Mayer, Brown, Platt
150 S. LaSalle Street
Chicago, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Gavin Campbell - LaSalle Real Estate Trust
(Name)
11 South LaSalle Street
(Address)
Chicago, Illinois 60606
(City, State and Zip)

BOX 333-CTI

OR RECORDER'S OFFICE BOX NO 407 (RKH)

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STATE OF Connecticut
COUNTY OF Hartford

I, Marcia S. McCaughy, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin M. Crean personally known to me to be the Assistant Vice President of Aetna Life Insurance Company a Connecticut corporation, and Danet Celebraty, personally known to me to be the Assistant Secretary 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 severally acknowledged that as such Assistant Vice President and Assistant Secretary, they signed 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 28th day of November, 1994.



Marcia S. McCaughy
Notary Public
Commission expires MARCIA S. MCCAUGHY

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

AETNA LIFE INSURANCE COMPANY

TO

LASALLE STATE REAL ESTATE TRUST, A GRANTEE'S TRUST

ADDRESS OF PROPERTY:

ONE NORTHBROOK PLACE

NORTHBROOK, ILLINOIS 60062

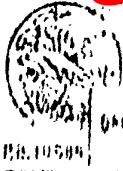
MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC-8'94 DEPT. OF REVENUE 812.00



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC-8'94 DEPT. OF REVENUE 999.00



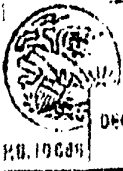
STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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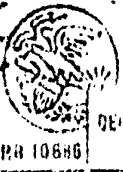
STATE OF ILLINOIS
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STATE OF ILLINOIS
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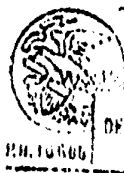
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Cook County
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999.00

Cook County
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REVENUE STAMP DEC-9-94
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Cook County
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Cook County
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EXHIBIT A

LEGAL DESCRIPTION

LOT 8 (EXCEPT THEREFROM THAT PART THEREOF DEED TO THE COUNTY OF COOK BY DEED RECORDED JULY 14, 1994 AS DOCUMENT 94615160 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE THEREOF, 528.03 FEET TO A WEST LINE OF SAID LOT 8; THENCE SOUTH ALONG SAID WEST LINE 12 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 8, 15 FEET; THENCE SOUTH 44 DEGREES, 35 MINUTES, 43 SECONDS WEST TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 19 FEET OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 70 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE PLACE OF BEGINNING) IN NORTHBROOK COURT OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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EXHIBIT B TITLE EXCEPTIONS

1. TAXES FOR THE YEAR 1994.
1994 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 04-02-101-021-0000.
2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED IN THE AGREEMENT ENTERED INTO BY AND BETWEEN THE VILLAGE OF NORTHBROOK AND AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 23801, (SAID AGREEMENT NOT RECORDED BUT DISCLOSED BY AMENDMENT) AND AS AMENDED BY AMENDMENT TO RESTRICTIVE COVENANTS RECORDED JULY 16, 1972 AS DOCUMENT 22400807 AND BY SECOND AMENDMENT TO RESTRICTIVE COVENANT RECORDED JUNE 6, 1984 AS DOCUMENT 27117890.
3. BUILDING LINE AS SHOWN ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA SUBDIVISION AS FOLLOWS:

30 FEET OVER THE WESTERLY LINE OF LOT 8.
4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NUMBER 26882, DATED FEBRUARY 22, 1979 AND RECORDED FEBRUARY 22, 1979 AS DOCUMENT 24856662 RELATING TO THE FOLLOWING:

MEMBERSHIP IN THE NORTHBROOK COURT OFFICE PLAZA, AN ILLINOIS NOT-FOR-PROFIT CORP.; VOTING RIGHTS OF THE ASSOCIATION; EASEMENTS ACROSS THE COMMON AREAS, BEING PART OF LOT 8 NOT COVERED BY THE CAPTION; DETERMINATION OF MAINTENANCE ASSESSMENTS; THE EFFECT OF NON-PAYMENT OF ASSESSMENTS AND THE REMEDIES OF THE ASSOCIATION; RESERVATION OF EASEMENTS AND UTILITIES IN THE COMMON AREAS; APPROVAL OF THE BUILDING PERMIT PLANS, SPECIFICATIONS AND PLOT PLAN BEFORE ACTUAL CONSTRUCTION BEGINS; EXTERIOR MAINTENANCE OF THE COMMON AREAS; USE OF THE LAND; THE FACT NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE USED ON ANY LOT AT ANY TIME AS TEMPORARY OR PERMANENT RESIDENCE; THE FACT THAT NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED OR KEPT ON ANY LOT; STORAGE PILES SHALL BE KEPT SCREENED BY ADEQUATE PLANTING OR FENCING TO KEEP THEM FROM VIEW OF LOTS AND STREETS; THE REMOVAL OF GARBAGE REGULARLY; AWNINGS AND OTHER ADDITIONS, CHANGES OR IMPROVEMENTS TO THE FRONT OF ANY BUILDING MAY BE ALLOWED ONLY WITH THE APPROVAL OF THE ASSOCIATION; NO DERRICK OR

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RELATED STRUCTURE USED IN BORING FOR OIL OR NATURAL GAS, OR PRECIOUS MINERALS SHALL BE PERMITTED ON ANY LOT, NO RADIO OR TELEVISION RECEIVING OR TRANSMITTING ANTENNA OR EXTERNAL APPARATUS SHALL BE INSTALLED ON ANY LOT; RESERVATION OF ALL PUBLIC UTILITIES EASEMENTS ON THE PLAT OF SUBDIVISION; NO BILLBOARDS, SIGNS OR OTHER ADVERTISING DEVICES MAY BE DISPLAYED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTORS OF THE ASSOCIATION; SIGNS AFFIXED TO BUILDINGS SHALL BE HARMONIOUS WITH THE TEXTURE AND COLOR OF THE BUILDING, AND SHALL NOT PROJECT MORE THAN 18 INCHES FROM THE WALL NOR EXTEND ABOVE THE DOMINANT ROOF LINES OF A BUILDING; ALL SIGNS MUST CONFORM TO ANY ADDITIONAL RULES AND REGULATIONS PROMULGATED BY THE DIRECTORS OF THE ASSOCIATION; EVERY LOT ON WHICH A BUILDING SHALL HAVE BEEN PLACED SHALL BE LANDSCAPED AND MAINTAINED IN A PARKLIKE MANNER; ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED TO ACCOMMODATE ALL PARKING NEEDS FOR EMPLOYEES, VISITORS AND COMPANY VEHICLES RELATING TO BUILDINGS ON EACH LOT; PARKING SHALL NOT BE PERMITTED AT THE FRONT OF ANY BUILDING OR IN A MANNER WHICH RESULTS IN AUTOMOBILES FACING REVERSE DRIVE; ALSO RELATING TO STORAGE AND LOADING AREAS AND THEIR LOCATIONS ON THE SUBJECT LAND; AND JOINT CONNECTION OF SEWER, WATER, ELECTRICAL, GAS AND TELEPHONE LINES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF NORTHBROOK COURT OFFICE PLAZA RECORDED JANUARY 5, 1984 AS DOCUMENT 26917736.

5. 150 FOOT BUFFER STRIPS AS DELINEATED ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA, RECORDED JANUARY 5, 1979 AS DOCUMENT 24791536 OVER THE FOLLOWING:

A 150 FOOT STRIP ALONG THE WEST LINE OF LOT 8 AS DEPICTED ON SURVEY MADE BY PAUL LOTZ DATED SEPTEMBER 19, 1964 AS ORDER NUMBER 94-8-16E.

6. EASEMENT 20 FEET OVER THE EASTERLY LINE, 10 FEET OVER THE SOUTHERLY LINE, 10 FEET OVER THE WESTERLY LINE AND 32 FEET OVER THE NORTH LINE OF LOT 8 FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES, AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND OTHER PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JANUARY 5, 1979 AS DOCUMENT 24791536.

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7. EASEMENT IN, UPON, UNDER AND OVER THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY AGREEMENT TO THE COMMONWEALTH EDISON COMPANY RECORDED JANUARY 26, 1983 AS DOCUMENT 26483445.

8. NON-EXCLUSIVE EASEMENT CREATED BY GRANT FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 54887, AND AETNA INSURANCE COMPANY, A CONNECTICUT CORPORATION, AND LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 24, 1982 AND KNOWN AS TRUST NUMBER 6202, TO REVERE DEVELOPMENT CORPORATION IN THE EASEMENT AGREEMENT DATED NOVEMBER 18, 1983 AND RECORDED JANUARY 5, 1984 AS DOCUMENT 26917734, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ONE ENTRANCE IDENTIFICATION SIGN TO BE LOCATED ANYWHERE UPON THE FIRST EASEMENT PARCEL DEPICTED ON EXHIBIT B THERETO ATTACHED, AND ONE NORTHEASTERLY IDENTIFICATION SIGN TO BE LOCATED ANYWHERE UPON THE SECOND EASEMENT PARCEL DEPICTED ON EXHIBIT C THERETO ATTACHED, BUT FOR WHICH PARCELS THERE ARE NO SPECIFIC LEGAL DESCRIPTIONS; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

9. NON-EXCLUSIVE EASEMENT CREATED BY GRANT FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 54887, AND AETNA INSURANCE COMPANY, A CONNECTICUT CORPORATION, AND LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 24, 1982 AND KNOWN AS TRUST NUMBER 6202, TO REVERE DEVELOPMENT CORPORATION IN THE EASEMENT AGREEMENT DATED NOVEMBER 18, 1983 AND RECORDED JANUARY 5, 1984 AS DOCUMENT 26917735, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ONE LOT 1 IDENTIFICATION SIGN TO BE LOCATED ANYWHERE UPON THE EASEMENT PARCEL DEPICTED ON EXHIBIT B THERETO ATTACHED, BUT FOR WHICH PARCEL THERE IS NO SPECIFIC LEGAL DESCRIPTION; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

10. PERMANENT EASEMENT BETWEEN AETNA LIFE INSURANCE COMPANY, A CORPORATION OF CONNECTICUT AND THE COUNTY OF COCK, A BODY POLITIC AND CORPORATE DATED APRIL 22, 1994 RECORDED MAY 1994 AS DOCUMENTS 94453118 AND 94453120, OVER THAT PART OF THE LAND, DESCRIBED AS FOLLOWS:
THAT PART OF LOT 8 IN NORTHBROOK COURT PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF A LINE 20 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8 WITH THE SOUTH LINE OF THE NORTH 70 FEET OF SAID LOT 8; THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 70 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 32 FEET OF SAID LOT 8; THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 80 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 80 FEET OF SAID LOT 8; THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 20 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHWESTERLY ALONG SAID PARALLEL TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

11. A NON-EXCLUSIVE PERMANENT EASEMENT FOR ACCESS TO PUMPING STATION MADE BY AETNA LIFE INSURANCE COMPANY, A CORPORATION OF CONNECTICUT AND COUNTY OF COOK, A BODY POLITIC AND CORPORATE DATED <M4 22, 1994 AND RECORDED MAY 19, 1994 AS DOCUMENTS 94453119 AND 94453121, OVER THAT PART OF THE LAND, DESCRIBED AS FOLLOWS: THAT PART OF LOT 8 IN NORTHBROOK COURT OFFICE PLAZA SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN A NON-LINEAR STRIP OF LAND 22 FEET IN WIDTH, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF REVERE DRIVE AND ON THE EAST BY A LINE THAT IS 70 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8, ALL IN COOK COUNTY, ILLINOIS.

12. TEMPORARY EASEMENT MADE BY AETNA LIFE INSURANCE COMPANY, A CORPORATION OF CONNECTICUT AND COUNTY OF COOK, A BODY POLITIC AND CORPORATE DATED <M4 22, 1994 AND RECORDED <M5 19, 1994 AS DOCUMENTS 94453122 AND 94453123, OVER THAT PART OF THE LAND, DESCRIBED AS FOLLOWS: THAT PART OF LOT 8 IN NORTHBROOK COURT PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 20 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8 WITH THE SOUTH LINE OF THE NORTH 80 FEET OF SAID LOT 8; THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 80 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE

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OF THE NORTH 32 FEET OF SAID LOT 8; THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 90 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 115 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO ITS INTERSECTION WITH A LINE THAT IS 20 FEET SOUTHEASTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8; THENCE NORTHWESTERLY ALONG SAID PARALLEL TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

13. ALL LEASES SHOWN ON EXHIBIT 1.1.6 AND RIGHTS OF PARTIES CLAIMING THEREUNDER.
14. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST AGREEMENT UNDER WHICH TITLE IS TO BE HELD.

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