

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0405826121
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/27/2004 04:12 PM Pg: 1 of 4

04-0017

The above space for recorder's use only

THIS INDENTURE, made this 9th day of February, 2004, between CHARTER NATIONAL BANK AND TRUST, a national banking association 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 national banking association in pursuance of a certain Trust Agreement, dated the 11th day of July, 1985, and known as Trust Number 2500, party of the first part, and Northwest Corporate Centre II and III Limited Partnership

party of the second part.
WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See attached Exhibit "A"

PIN # 07-07-100-020 (Parcel 1)

Exempt under the provisions of Paragraph (e) under 35 ILCS 200/31-45 of the Illinois Real Estate Transfer Act and exempt under the provisions of Paragraph D. of Section 13-5-6 of the Village of Hoffman Estates Real Estate Transfer Tax Ordinance.

By: Eugene Moore, Trust Officer Dated February 27, 2004
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.

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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 duly authorized officers, the day and year first above written.

CHARTER NATIONAL BANK AND TRUST, as Trustee, as aforesaid, and not personally,

By: [Signature]
Title: Assistant Trust Officer

Attest: [Signature]
Title: Senior Vice President

STATE OF ILLINOIS,
COUNTY OF Illinois SS.

This instrument prepared by:

Edward J. Jaeky, Jr.
Charter National Bank and Trust
2200 W. Higgins Road
Hoffman Estates, IL 60195-2481

I, the undersigned, a NOTARY PUBLIC in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) of **CHARTER NATIONAL BANK AND TRUST**, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 9th day of February A.D. 2004.

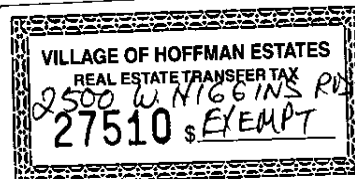


Commission expires 06/18/06
[Signature]
Notary Public

D NAME
E
L STREET
I
V CITY
E
R INSTRUCTIONS OR
Y RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

2500 W. Higgins Road
Hoffman Estates, IL. 60195



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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, and 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 2/27/04

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 27th DAY OF February
2004

NOTARY PUBLIC Shari Haefner



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.

Date 2/27/04

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 27th DAY OF February
2004

NOTARY PUBLIC Shari Haefner



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.]

EXHIBIT "A"

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LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT II BEING A PART OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1986 AS DOCUMENT NUMBER 86228827, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 86-227007.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, INSTALLATION, MAINTAINING, REPAIRING AND REPLACING STORM SEWER LINE; PLACING, CONSTRUCTING, MAINTAINING AND REBUILDING AND REMOVING A SIGN; AND THE CONSTRUCTION, MAINTAINING, REBUILDING AND REMOVING A RETAINING WALL, AS SET FORTH IN DOCUMENT NUMBER 86-227006.