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COLE TAYLOR BANK

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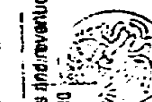
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WARRANTY-DEED IN TRUST



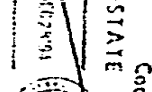
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
85750

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THIS INDENTURE WITNESSETH, That the Grantor, NORTH AMERICAN SECURITY LIFE INSURANCE COMPANY, a Delaware corporation of the County of _____ and state of _____ for and in consideration of the sum of Ten Dollars (\$10.00), /Grants and in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warrant _____ unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of December, 1994, and known as Trust Number 94-6162, the following described real estate in the County of _____ and State of Illinois, to wit:

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

1913-1949 PLUM GROVE RD.
City of Rolling Meadows
Department of Finance and Administration
Real Estate Transfer Tax
Amount \$5,145.00 Date 12-22-94
Agent J. Neri

GRANTEE'S ADDRESS 850 W. Jackson, Chicago, IL 60607

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. Full power and authority is hereby granted to said Trustee to improve, change, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide 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, authority or interests 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 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 to renew, 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 any 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 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 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 said Trustee or his predecessor in trust.

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 the earnings, avails and proceeds thereof as aforesaid.

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.

And the said grantor hereby expressly waive s and release s any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 15th day of December, 1994.

ATTEST: NORTH AMERICAN SECURITY LIFE INSURANCE COMPANY

Valerie LaPaglia, Notary Public in and for said County, in the state aforesaid, do hereby certify that Richard Hirtle, John G. Ryser

personally knows to me to be the same person whose name (s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as V.P. Treasurer & V.P. Actuary 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 21 day of December, 1994 Valerie LaPaglia Notary Public

MAIL TO: Evans, Loewenstein & Peters Ltd.
Attn: Daniel Loewenstein
180 N. LaSalle
Chicago, IL 60601

Address of Property: 1913-1949 Plum Grove Road, Rolling Meadows, Illinois
This instrument was prepared by: Daniel J. Slattery, Esq., Katz Randall & Weinberg, 221 N. LaSalle Street, S-2300 Chicago, IL 60601 (312) 807-3800

BOX 333-CTI

75-36-567-D1 (LW)

Property Office

Property Office

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 THROUGH 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 23 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1913-1949 Plum Grove Road
Rolling Meadows, Illinois

Permanent Index Numbers: 02-27-207-008; 02-27-207-009; 02-27-207-010; 02-27-207-013

SUBJECT TO

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

THE GRANTOR WARRANTS TO THE GRANTEE AND ITS SUCCESSORS IN TITLE THAT IT HAS NOT CREATED OR PERMITTED TO BE CREATED ANY LIEN, CHARGE OR ENCUMBRANCE AGAINST SAID REAL ESTATE WHICH IS NOT SHOWN AMONG THE TITLE EXCEPTIONS LISTED ABOVE; AND GRANTOR COVENANTS THAT IT WILL DEFEND SAID PREMISES TO THE EXTENT OF THE WARRANTIES MADE HEREIN AGAINST LAWFUL CLAIMS OF ALL PERSONS.

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EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS.
2. EASEMENT IN, UPON, UNDER, OVER ALONG AND ACROSS A 10 FOOT STRIP OF LAND AS SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY,, ITS SUCCESSORS AND ASSIGNS, RECORDED SEPTEMBER 30, 1988 AS DOCUMENT 88450093.
3. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AREA SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" 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 GRANT TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED AUGUST 30, 1988 AS DOCUMENT 88394622.
4. COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED FROM FOREMAN STATE TRUST AND SAVINGS BANK, AS TRUSTEE TO ANNA ZITNICK DATED AUGUST 20, 1931 AND RECORDED SEPTEMBER 15, 1932 AS DOCUMENT 11140807 RELATING TO THE COST AND LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND.
5. RESTRICTIONS SHOWN ON THE PLAT OF SAID SUBDIVISION THAT NO BUILDING SHALL BE ERECTED ON THE REAR 33 FEET OF THE LAND.
6. RESTRICTIONS AS TO LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND AS SHOWN ON PLAT OF SAID SUBDIVISION.
7. RESTRICTIONS CONTAINED IN DEED DATED OCTOBER 5, 1928 AND RECORDED AUGUST 3, 1929 AS DOCUMENT 10328616 MADE BY STATE BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 2256 TO JAMES D. RICHARDS AND MARTHA H. RICHARDS, HIS WIFE, RELATING TO COST, LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND AND OTHER PROPERTY. ALSO SUBJECT TO EASEMENT IF ANY, OVER THE REAR 33 FEET THEREOF ON WHICH NO BUILDINGS ARE TO BE ERECTED.
8. COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM ARTHUR R. MCINTOSH AS TRUSTEE TO LOUIS F. GIESEKE JR. AND CLARA GIESEKE, HIS WIFE, DATED NOVEMBER 1, 1938 AND RECORDED NOVEMBER 23, 1938 AS DOCUMENT 12239945 RELATING TO COST, LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND. ALSO SUBJECT TO EASEMENT, IF ANY, OVER REAR 33 FEET THEREOF ON WHICH NO BUILDINGS ARE TO BE ERECTED.
9. RESTRICTIONS CONTAINED IN THE DEED FROM ARTHUR T. MCINTOSH AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1923 AND KNOWN AS THE ARTHUR T. MCINTOSH AND COMPANY TRUST AGREEMENT TO CLARENCE C. MOLDENHAUER AND MYRTLE MOLDENHAUER DATED FEBRUARY 11, 1942 AND RECORDED MARCH 5, 1942 AS DOCUMENT 12851253 RELATING TO THE COST OF BUILDINGS TO BE ERECTED ON THE LAND, A 33 FOOT EASEMENT ON THE REAR OF THE LAND, IF ANY, AS SHOWN ON PLAT OF SAID SUBDIVISION ON WHICH A 33 FOOT STRIP NO BUILDINGS ARE TO BE ERECTED.
10. RESTRICTIONS AS TO LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED AS DOCUMENT 9591352 AND NO BUILDING TO BE ERECTED ON REAR 33 FEET OF THE LAND.

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11. RESTRICTIONS CONTAINED IN DEED DATED JANUARY 28, 1937 AND RECORDED NOVEMBER 5, 1937 AS DOCUMENT 12078607 MADE BY ARTHUR T. MCINTOSH JR. UNDER ARTHUR T. MCINTOSH AND COMPANY TRUST AGREEMENT TO DWIGHT C. NORTHRUP REGARDING COST OF BUILDINGS TO BE ERECTED ON THE LAND, AND BUILDING LINES.
12. RESTRICTIONS CONTAINED IN DOCUMENT 10328616 AND RECORDED APRIL 3, 1929 AND EASEMENT IF ANY OVER THE REAR 33 FEET THEREOF ON WHICH NO BUILDINGS ARE TO BE ERECTED.
13. LEASE MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 19, 1988 AND KNOWN AS TRUST NUMBER 104474-07 TO BLOCKBUSTER MIDWEST L.P., A DELAWARE LIMITED PARTNERSHIP DATED SEPTEMBER 22, 1988, A MEMORANDUM OF WHICH WAS RECORDED NOVEMBER 7, 1988 AS DOCUMENT 88514813, DEMISING PART OF THE LAND FOR A TERM OF 60 MONTHS COMMENCING UPON THE DATE THE LEASED PREMISES ARE DELIVERED, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE, OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

SAID LEASE CONTAINS OPTIONS FOR TWO SUCCESSIVE PERIODS OF 60 MONTHS EACH.
14. AGREEMENT DATED MAY 5, 1989 AND RECORDED JUNE 20, 1989 AS DOCUMENT 89280023 MADE BY AND BETWEEN THE CITY OF ROLLING MEADOWS AND SQUARE COURT ASSOC. RELATING TO REGULATION OF TRAFFIC.
15. EXISTING UNRECORDED LEASES IN FAVOR OF BUT NOT LIMITED TO THE FOLLOWING TENANTS:

SAL CANTANESE AND MADELYN CANTANESE, D/B/A FANTASTIC SAM'S, THE ORIGINAL FAMILY HAIRCUTTERS;

SUBWAY RESTAURANTS, INC.,

AMARA & CHAMRAS SUDHAUNG;

REALSTAR, INC.

WOONPARK (CLEANERS)

MAILBOXES, ETC., UNITED STATES OF AMERICA AND MR. & MRS. RODNEY SMITH;

INSTRUMENTALLY YOURS

BLOCKBUSTER VIDEO, INC.,

AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
16. TERMS AND PROVISIONS CONTAINED IN ORDINANCE #93-20 DATED JANUARY 12, 1993, ENTITLED AN ORDINANCE PERTAINING TO THE ANNEXATION OF CERTAIN TERRITORY INTO THE DOMAIN OF THE PALATINE PARK DISTRICT, A COPY OF WHICH WAS RECORDED JANUARY 26, 1993 AS DOCUMENT NO. 93066517.
17. EASEMENTS IN FAVOR OF PUBLIC AND QUASI PUBLIC UTILITY COMPANIES TO MAINTAIN THE 12 INCH STORM SEWER MAINS, THE 8 INCH SANITARY SEWER MAINS, SEWER MANHOLES AND THE WATER MAINS LOCATED THROUGHOUT THE PROPERTY AS SHOWN ON THE SURVEY DATED SEPTEMBER 17, 1990 MADE BY MACKIE CONSULTANTS, INC., FILE NO. 3-5-1.

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