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1999-12-17 11:52:12  
Cook County Recorder 31.50



09173372

**TRUSTEE'S QUIT-CLAIM DEED IN TRUST**

THIS INDENTURE dated November 22, 1999 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 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

*This space reserved for Recorder's use only.*

recorded and delivered to said Bank in pursuance of a certain Trust Agreement, dated January 24, 1983 and known as Trust Number 56766, party of the first part, and NORTHSIDE COMMUNITY BANK, of 1155 Milwaukee Avenue, Riverwoods, Illinois as Trustee under the provisions of a certain Trust Agreement dated October 4, 1999 and known as Trust Number 9965, party of the second part, WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, does hereby convey and QUIT-CLAIM unto said party of the second part the following described property:

All rights, title and interest of the party of the first part under that certain Easement Agreement dated August 7, 1998 and recorded as document number 97599127, relating to property situated in Cook County, Illinois legally described as follows:

SEE ATTACHED EXHIBIT 'A'

Permanent Index No. 22-14-300-032

Property Address: Vacant land, 24.5 acres fronting on Chicago-Joliet Road, Lemont, Illinois

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by

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Exempt under Real Estate Transfer Tax Act Sec. 4

Par. \_\_\_\_\_ & Cook County Ord. 95104 Par. \_\_\_\_\_

Date DEC 17 1999 Sign. \_\_\_\_\_

*Maria Venemiano*

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Property of Cook County Clerk's Office

Date DEC 19 1998 Sign \_\_\_\_\_  
Pat. \_\_\_\_\_ of Cook County Ord. 92104 Pat. Exempt under Real Estate Transfer Tax Act Sec. 4

leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the Property 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said part of the first part hereby expressly waives and releases 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.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the party of the second part Trustee named herein, 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and not personally,

By: *D. J. Lett*  
Its: ASSISTANT VICE PRESIDENT

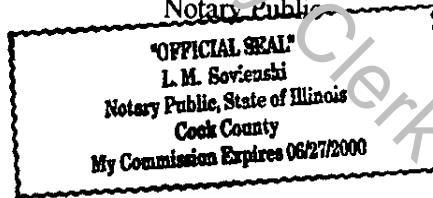
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David J. Lanciotti an officer of American National Bank and Trust Company of Chicago 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 officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of ~~October~~ <sup>November</sup>, 1999.

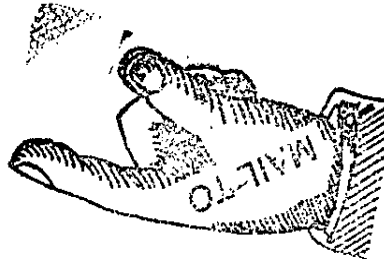
*L. M. Sovienksi*  
Notary Public

My Commission Expires:  
\_\_\_\_\_



THIS DOCUMENT PREPARED BY:  
David Sickle, Esq.  
Rudnick & Wolfe  
203 North LaSalle  
Chicago, Illinois 60601

UPON RECORDING RETURN TO:  
Michael Haber, Esq.  
Michael Haber & Associates, P.C.  
120 West Madison Street, Suite 600  
Chicago, Illinois 60603



## EXHIBIT A

### PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE (AS SAID NORTHERLY LINE HAS BEEN MONUMENTED) OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED AS DOCUMENT NO. 18785599 WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE WESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 70.61 FEET TO AN ANGLE POINT OF SAID LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 527.69 FEET TO THE INTERSECTION WITH A LINE 339.09 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1724.34 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 14, THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 1469.80 FEET TO A POINT ON A LINE WHICH HAS, AS ITS NORTHERLY TERMINUS, A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14 WHICH IS 34.57 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, AND WHICH PASSES 50.00 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY OF A POINT 1709.62 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 1704.90 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 837.61 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 34.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14 A DISTANCE OF 2071.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL 1, AS DECLARED AND GRANTED IN EASEMENT AGREEMENT BETWEEN IMTT-LEMONT AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST NO. 56766 RECORDED AUGUST 15, 1997 AS DOCUMENT NO. 97-599,127:

THAT PART OF SECTION 14, AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING ON THE CENTERLINE OF THE CHICAGO AND JOLIET ROAD AT A POINT WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, AND RUNNING THENCE

NORTHWARDLY ALONG A LINE WHICH HAS, AS ITS NORTHERLY TERMINUS, A POINT WHICH IS 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1264.36 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 121.14 FEET TO A POINT ON THE NORTHERLY LINE (AS SAID NORTHERLY LINE HAS BEEN MONUMENTED) OF A PARCEL OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED AS DOCUMENT NO. 18785599, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHWARD ALONG THE LAST DESCRIBED LINE A DISTANCE OF 262.08 FEET; THENCE NORTHEASTERLY ALONG A LINE, HEREINAFTER REFERRED TO AS "LINE A", WHICH PASSES THROUGH A POINT 1709.62 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 1704.90 FEET NORTH FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 2552.71 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 111.94 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 77.37 FEET TO A POINT 34.57 FEET WEST OF SAID NORTHEAST CORNER OF THE SOUTHWEST 1/4, SAID POINT BEING THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHEASTWARD EXTENSION OF A LINE DRAWN PARALLEL WITH AND 50.00 FEET SOUTHEASTERLY (MEASURED PERPENDICULARLY) OF THE AFOREMENTIONED "LINE A"; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 2559.77 FEET AND THROUGH A POINT ON THE EAST LINE OF THE WEST 1724.34 FEET OF SAID SOUTHWEST 1/4 1049.62 FEET (1050.75. DEED) NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 16.00 FEET EASTERLY (MEASURED PERPENDICULARLY) FROM A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE (AS SAID NORTHERLY LINE HAS BEEN MONUMENTED) OF A PARCEL OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED AS DOCUMENT NO. 18785599, SAID POINT BEING 492.81 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE AND 942.64 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE NORTHWARDLY TO A POINT WHICH IS 1280.86 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE AND 792.35 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTHERLY ALONG SAID LINE DRAWN PARALLEL WITH AND 16.00 FEET EASTERLY FROM THE LAST DESCRIBED LINE A DISTANCE OF 255.53 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED AS DOCUMENT NO. 18785599; THENCE WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

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PERMANENT AND PERPETUAL EASEMENT FOR THE BENEFIT OF THE LAND FOR THE CONSTRUCTION, OPERATION, USE, RECONSTRUCTION, REPAIR AND MAINTENANCE OF SUCH FACILITIES WHICH MAY BE NECESSARY OR ADVANTAGEOUS FOR THE DEVELOPMENT, USE AND ENJOYMENT OF THE LAND OVER, ACROSS, UPON AND THROUGH THAT PART OF THE PREMISES DESCRIBED THEREIN AS EASEMENT PREMISES WHICH LIES IN THE SOUTH 120½ FEET (AS MEASURED PERPENDICULAR TO THE CENTER LINE OF SAG-LEMONT ROAD) OF THE SOUTHWEST 1/4 OF SECTION 14, AFORESAID, AS CREATED BY GRANT FROM NORTHERN ILLINOIS GAS COMPANY TO NORTH AMERICAN CAR COMPANY DATED MAY 1, 1963 AND RECORDED MAY 2, 1963 AS DOCUMENT NO. 18,785,600 AND REGISTERED MAY 2, 1963 WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. LR-2,088,980.

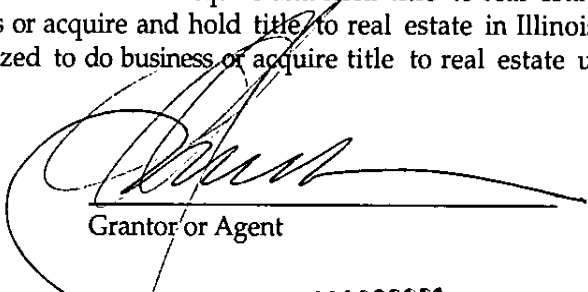
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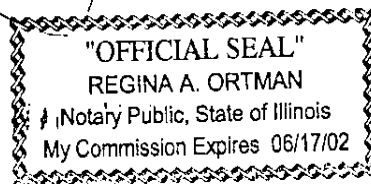
## STATEMENT BY GRANTOR AND GRANTEE

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, 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 title to real estate under the laws of the State of Illinois.

Dated: 12-6-99

  
Grantor or Agent

Subscribed and sworn to before  
me this 6th day of  
December, 1999.

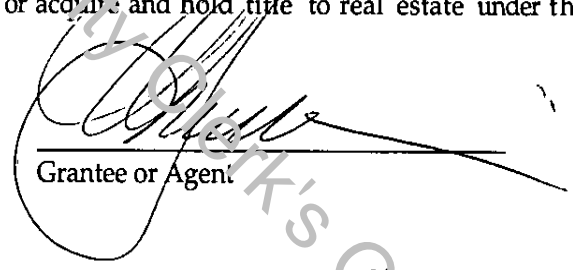


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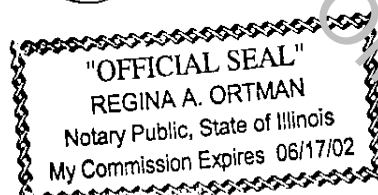
  
Notary Public

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: 12-6-99

  
Grantee or Agent

Subscribed and sworn to before  
me this 6th day of  
December, 1999.



  
Notary Public

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.)