

# UNOFFICIAL COPY

Property Address:  
2312 Touhy Avenue  
Elk Grove Village, IL 60007



Doc#: 1217022050 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/18/2012 01:58 PM Pg: 1 of 5

## TRUSTEE'S DEED (Individual)

TMS 02 #8852761 W

This Indenture, made this 11th day of June, 2012, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated February 8, 2001 and known as Trust Number 12852, as party of the first part, and PPF INDUSTRIAL 2312 TOUHY AVENUE, LLC. % Morgan Stanley, 440 S. La Salle St., 37th Floor, Chicago, IL 60605 as party of the second part.

↳ a Delaware liability company

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant convey and quit claim unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN. Subject to the permitted exceptions listed on Exhibit B.

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices and encumbrances of record and additional conditions, if any on the reverse side.

DATED: 11th day of June, 2012.

Parkway Bank and Trust Company,  
as Trust Number 12852

By *Diane Y. Peszynski*  
Diane Y. Peszynski  
Vice President & Trust Officer

Attest: *Alan Gunnerson*  
Alan Gunnerson  
Sr. Vice President and Cashier



REC'D  
JUN 18 2012  
COOK COUNTY CLERK'S OFFICE

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This instrument was prepared by: Jo Ann Kubinski  
Parkway Bank & Trust Company, 4800 N. Harlem Ave., Harwood Heights, IL 60706

06/18/2012	REAL ESTATE TRANSFER	COOK	\$1,235.00
		ILLINOIS	\$2,470.00
		TOTAL	\$3,705.00

08-26-403-019-0000 | 20120694603123 | ST/SN/WF

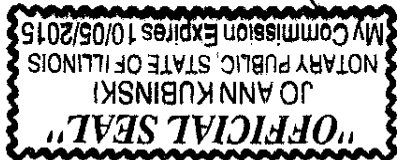


MAIL TAX BILL TO:  
% Morgan Stanley  
440 S. La Salle St., 37th Floor  
Chicago, IL 60605

MAIL RECORDED DEED TO:  
PPF INDUSTRIAL 2312 TOUHY AVENUE, LLC.  
% Morgan Stanley  
440 S. La Salle St., 37th Floor  
Chicago, IL 60605

Address of Property  
2312 Touhy Avenue  
Elk Grove Village, IL 60007

29583  
6/19/12  
THIC



*Jo Ann Kubinski*  
Notary Public

Given under my hand and notary seal, this 11th day of June 2012.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Alan Gunnerson, Sr. Vice President and Cashier personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
( SS.  
COUNTY OF COOK )

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE REAL PROPERTY

PARCEL 1:

LOT 4 IN SICULA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE DRIVEWAY AND WALKWAY EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS; PUBLIC UTILITIES; DRAINAGE; STORM WATER DETENTION AREA; AND INTERIOR WATER MAIN AND SANITARY SEWERS, FOR THE BENEFICIAL USE AND ENJOYMENT OF THE PROPERTY OWNERS WITHIN SICULA SUBDIVISION, RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870, LOCATED IN THE COMMON AREAS AS DESIGNATED ON SAID PLAT.

COMMON ADDRESS: 2312 TOUHY AVENUE, ELK GROVE VILLAGE, ILLINOIS

PARCEL IDENTIFICATION NUMBER: 08-26-405-019-0000

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## EXHIBIT B

SUBJECT TO THE FOLLOWING, TO WIT:

- A. ALL COVENANTS, LIMITATIONS, INTERESTS, EXCLUSIONS, ENCUMBRANCES, LICENSES, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, MATTERS, CONDITIONS, LIENS, EXCEPTIONS AND DEFECTS, DESCRIBED AS FOLLOWS:
1. TAXES FOR THE YEARS 2011 AND 2012;
  2. 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SICULA SUBDIVISION RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870, OVER THE SOUTHERLY LOT LINE;
  3. EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET OF THE LAND, AS SHOWN ON THE PLAT OF SICULA SUBDIVISION RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870;
  4. EASEMENTS FOR INGRESS AND EGRESS AND UNDERGROUND PUBLIC UTILITIES, SEWER, WATER, DRAINAGE & CABLE TV AS SHOWN ON THE PLAT OF SICULA SUBDIVISION RECORDED AS DOCUMENT 0010067870 AFFECTS THE NORTH 12 FEET; THE WEST 10 FEET; THE SOUTH 25 FEET AND OVER THE NORTH 34.00 FEET OF THE EAST 6 FEET OF THE LAND;
  5. EASEMENT FOR PUBLIC SIDEWALK OVER THE SOUTH 5.00 FEET OF THE LAND AS SHOWN ON THE PLAT OF SICULA SUBDIVISION RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870;
  6. EASEMENT FOR STORM WATER DETENTION RESERVED AND GRANTED TO THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SICULA SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, REPLACE AND/OR REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE DETENTION OF STORM WATER ON THE PROPERTY. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DETENTION FACILITIES OR ANY PORTION OF SAID FACILITIES WHICH DETAIN THE DRAINAGE OF STORM WATER. THE OWNERS OF SAID LOTS GRANT THE VILLAGE OF ELK GROVE VILLAGE THE RIGHT TO ENTER THE PROPERTY TO CLEAN SUCH DETENTION FACILITIES WHEN NECESSARY, AS SET FORTH ON THE PLAT OF SICULA

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SUBDIVISION RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870;

7. EASEMENT FOR PRIVATE INTERIOR WATER MAINS AND SANITARY SEWERS RESERVED AND GRANTED TO THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SICULA SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, CONNECT, MAINTAIN, REPLACE AND/OR REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH PRIVATE INTERIOR WATER MAIN AND PRIVATE SANITARY SEWERS ON THE INDIVIDUAL LOTS, AS SET FORTH ON THE PLAT OF SICULA SUBDIVISION RECORDED JANUARY 25, 2001 AS DOCUMENT 0010067870; AND
  8. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT CONTAINED IN THE INSTRUMENT RECORDED AS DOCUMENT 0010067870 CREATING SAID EASEMENT; AND RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
- B. THE LEASE, DESCRIBED AS FOLLOWS: EXISTING UNRECORDED INDUSTRIAL BUILDING LEASE IN FAVOR OF SDV USA DATED MAY 28, 2002, AS SUPPLEMENTED AND AMENDED AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE, AS TENANT ONLY, WITHOUT RIGHTS OR OPTIONS TO PURCHASE THE PROPERTY; AND
- C. TITLE MATTERS SHOWN ON THE LAND TITLE SURVEY, DATED SEPTEMBER 28, 2007, PREPARED BY MICHAEL J. EMMERT SURVEYS, INC.