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DEED IN TRUST COOK COUNTY, ILLINOIS
FILED FOR RECORD

21 966 311

Edwin A. Olson
RECORDER OF DEEDS

JUN 7 1972 9 57 AM

The above space for recorder's use only

21966311

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LOLA DONOFRIO, a Spinster
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and 00/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S
and Warrant S unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under
the provisions of a certain Trust Agreement, dated the 1st
day of June 19 72, and known as Trust Number 2324, the following
described real estate in the County of Cook and State of Illinois wit:
Street address:

Legal description:

Lot 125 in Higgins Industrial Park Unit 83, being a
Subdivision in the Southeast Quarter of Section 22,
Township 41 North, Range 11, East of the Third Principal
Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said real estate, with and without improvements, upon the trusts, and for the uses and purposes upon the limitations set forth in said
Trust Agreement, subject to restrictions contained in Exhibit A attached
hereto.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide
said real estate or any part thereof, to dedicate parts, streets, highways or alleys and to locate any subdivision or part thereof, and to redivide said real estate
as often as desired, to contract to sell, to grant options to purchase, in all 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 and authorities 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 lease in common 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 demise the term of 99 years, and to renew or extend such lease 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 options to renew
leases and options to purchase the whole or any part of the real estate and to execute, subjecting 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
sally any title, 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 all other ways and for such other considerations as it would be lawful for any person acting in 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 to 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 Deed or said Trust Agreement or any amendment thereto, or be
obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or prohibited 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 the delivery thereof the trust created by this Indenture and 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 of said trust, (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 the his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank, individually or as Trustee, nor its
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for an award or any of their assets or
attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for
injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation
or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said
Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in the own name, as Trustee of an express
trust and not fiduciarily (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or deed) in a case only so far as the
trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and
whosoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be several 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 earnings, profits, proceeds
thereof as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank, the entire legal and equitable title in fee simple, in and
to all of the real estate above described.

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 public
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 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and
seal this 19th day of June 1972

Lola Donofrio [SEAL]

STATE OF Illinois) I, Frances Goncarczyk a Notary Public in and for said
County of Cook) do hereby certify that
Lola Donofrio

personally known to me to be the same person whose name is she signed subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that she signed, sealed and
delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the homestead.

GIVEN under my hand and seal this 20 day of June A.D. 1972

Frances Goncarczyk Notary Public
My Commission Expires Oct. 9, 1973

Mail to: AMALGAMATED TRUST & SAVINGS BANK
150 Dearborn Street
Chicago, Illinois 60690
Attention: TRUST DEPARTMENT

BOX 580

700

NO TAXABLE CONSIDERATION

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Form T-2

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EXHIBIT "A"

This conveyance is made and accepted upon each of the following stipulations, restrictions and conditions which are hereby made covenants running with the land, and which shall apply to and be binding upon the purchaser, its successors or assigns.

1. That no building shall at any time be erected on the said premises within twenty-five (25) feet of any street right-of-way adjoining the same, within ten (10) feet from all side boundary lines, or within fifteen (15) feet from the rear boundary line of the premises.

2. No loading dock shall be erected on the said premises fronting on any street, unless the front of such loading platform shall be set back at least sixty (60) feet from the property line abutting the street on which said loading dock fronts.

3. The grantee agrees to provide on the premises off-street automobile hard surface parking areas of blacktop, asphalt or concrete based on a minimum rate of one 300-square-foot space for each three (3) employees employed on the premises by the original occupants thereof.

4. All buildings erected on the property shall be of masonry construction or its equivalent or better. Front walls facing on streets of such buildings must be finished with face brick, stone, modern metal paneling, glass or their equivalent. Other walls shall be faced with common brick or its equivalent. Any construction other than the above shall be submitted to and approved by grantor.

5. Grantee agrees that the area between the building lines and the street property lines shall be used for either open landscaped and green areas or for service access to the building, or to a parking lot. Landscaped areas shall be done attractively with lawns, trees, shrubs and similar treatment and shall be properly maintained in a sightly and well kept condition.

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6. Water towers, water tanks, stand pipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless, radio or television masts, roof signs, flagpoles, chimneys, smoke stacks, gravity flow storage, and mixing towers or similar structures may exceed a height of fifty (50) feet from the established building grade only with the approval of grantor. By the above, no restriction is intended as to building heights.

7. The grantor retains such rights-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises in the designated set back areas between the building lines and the property lines, including public service wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and the grantor shall have the right to grant right-of-way easements to others to carry out this purpose. Any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the premises shall be restored to the same condition they were in prior to the doing of such work.

8. Storage yards for equipment, raw materials, semi-finished or finished products shall be so shielded by a fence, shrubs, hedges or other foliage as to effectively screen the view of such storage area from the street.

9. The premises shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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10. No fence, wall, hedge or shrub, plant or tree which obstructs site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall run with the land hereby conveyed, and a breach of any one of them and a continuance thereof, may, at the option of grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided however, that any breach or continuance thereof may be enjoined, abated or remedied by the proper proceedings as aforesaid; and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. Purchaser shall submit to agents of Seller's beneficiaries, Bennett and Kahnweiler, 120 South Riverside Plaza, Chicago, Illinois 60606, plans and specifications which are to be approved, in writing, prior to the erection of any building on the premises.

13. The conditions of this contract shall survive the deed given pursuant hereto.

14. The conditions and covenants herein contained shall terminate and be of no further effect after twenty-five (25) years from January 1, 1967