

# UNOFFICIAL COPY

23 790 992

THIS INDENTURE, Made this 3rd day of January, A. D. 19 77 between  
 LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the  
 provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust  
 agreement dated 28th day of August, 1975, and known as Trust  
 Number 40409, party of the first part, and Harry Q. Rohde, a bachelor  
 party of the second part.  
 (Address of Grantee(s)) 111 West Washington Street, Chicago, Illinois.....

6510059R

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND  
 NO/100----- Dollars, (\$ 10.00 ) and other good and valuable  
 considerations in hand paid, does hereby grant, sell and convey unto said party of the second  
 part, the following described real estate, situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto

Subject to: those matters set forth in Exhibit B attached hereto

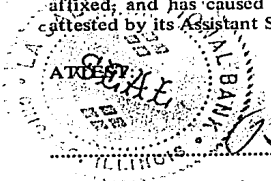
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

23 790 992  
 REGISTERED  
 JAN 10 1977  
 CHICAGO, ILLINOIS  
 PROPERTY OF COOK COUNTY CLERK'S OFFICE

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



**LaSalle National Bank**

as Trustee as aforesaid.

Assistant Secretary

Assistant Vice President

This instrument was prepared by:  
 Nina B. Matis  
 Greenberger and Kaufmann

La Salle National Bank  
 Real Estate Trust Department  
 135 S. La Salle Street  
 Chicago, Illinois 60690

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## EXHIBIT A

Property of Cook County, Illinois

THAT PART OF LOT "B" IN WHITE PLAINES UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "B" AND RUNNING THENCE NORTH  $00^{\circ} 18' 35''$  EAST ALONG THE WEST LINE OF SAID LOT, 273.91 FEET TO A POINT ON AN ARC OF A CIRCLE, SAID WEST LINE OF LOT "B" BEING RADIAL TO THE ARC OF THE CIRCLE HEREIN DESCRIBED; THENCE EASTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHERLY HAVING A RADIUS OF 340.27 FEET FOR A DISTANCE OF 96.27 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG A CURVE CONVEX SOUTHERLY HAVING A RADIUS OF 360.27 FEET FOR A DISTANCE OF 103.49 FEET TO A LINE 199.28 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID LOT "B"; THENCE NORTH  $00^{\circ} 18' 35''$  EAST ALONG SAID PARALLEL LINE 14.00 FEET TO A POINT ON AN ARC OF A CIRCLE, THE AFOREMENTIONED PARALLEL LINE BEING RADIAL TO THE ARC OF THE CIRCLE HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 432.51 FEET FOR A DISTANCE OF 189.51 FEET TO A POINT OF TANGENCY; THENCE NORTH  $65^{\circ} 20' 16''$  EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC 13.78 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 730.44 FEET FOR A DISTANCE OF 167.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 737.50 FEET FOR A DISTANCE OF 72.85 FEET TO A POINT; THENCE SOUTH  $13^{\circ} 12' 08''$  EAST ALONG A STRAIGHT LINE, 21.52 FEET TO THE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH  $13^{\circ} 12' 08''$  EAST, 47.71 FEET; THENCE NORTH  $76^{\circ} 47' 52''$  EAST, 9.21 FEET; THENCE SOUTH  $13^{\circ} 12' 08''$  EAST, 12.35 FEET; THENCE NORTH  $76^{\circ} 47' 52''$  EAST, 27.43 FEET; THENCE NORTH  $13^{\circ} 12' 08''$  WEST, 7.19 FEET; THENCE NORTH  $76^{\circ} 47' 52''$  EAST, 48.01 FEET; THENCE NORTH  $13^{\circ} 12' 08''$  WEST 9.05 FEET; THENCE NORTH  $76^{\circ} 47' 52''$  EAST 16.53 FEET; THENCE NORTH  $13^{\circ} 12' 08''$  WEST 11.04 FEET; THENCE NORTH  $76^{\circ} 47' 52''$  EAST 8.96 FEET; THENCE NORTH  $13^{\circ} 12' 08''$  WEST 47.79 FEET; THENCE SOUTH  $76^{\circ} 47' 52''$  WEST 36.47 FEET; THENCE SOUTH  $13^{\circ} 12' 08''$  EAST 8.01 FEET; THENCE SOUTH  $76^{\circ} 47' 52''$  WEST 23.94 FEET; THENCE SOUTH  $13^{\circ} 12' 08''$  EAST 8.50 FEET; THENCE SOUTH  $76^{\circ} 47' 52''$  WEST 49.73 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## EXHIBIT B

The property described on Exhibit A is subject to:

1. Taxes for the year 1976 and subsequent years.
2. The lien of additional taxes which may be assessed for 1975 by reason of the construction of new or additional improvements during that year and extended for collection on the 1976 or subsequent Collector's Warrant.
3. MORTGAGE DATED JULY 21, 1972 AND RECORDED AUGUST 3, 1972 AS DOCUMENT 22001250, AS MODIFIED AND SUPPLEMENTED FROM TIME TO TIME, MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1959 AND KNOWN AS TRUST NUMBER 40720 TO CONTINENTAL ILLINOIS REALTY TO SECURE A NOTE FOR \$5,512,800.00.
4. ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED AUGUST 3, 1972 AS DOCUMENT 22001250 AS AMENDED FROM TIME TO TIME.
5. FINANCING STATEMENT RECORDED SEPTEMBER 7, 1972 AS DOCUMENT 72U50479 FROM ELECTRONIC HOMES, INC., TO CONTINENTAL ILLINOIS REALTY, DISCLOSING A SECURITY INTEREST IN CERTAIN DESCRIBED CHATTELS LOCATED ON THE LAND AND OTHER PROPERTY.

NOTE: AMENDED BY DOCUMENT 75U43014, RECORDED SEPTEMBER 19, 1975.

6. COVENANTS AND RESTRICTIONS CONTAINED IN ORDER OF CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE NUMBER 66L4778 ORDERED ON STIPULATION OF PARTIES THAT:

(1) THE DEVELOPMENT ON THE 30 ACRES WHICH ARE THE SUBJECT MATTER OF THE ABOVE LAWSUIT SHALL NOT EXCEED 400 DWELLING UNITS.

(2) NO BUILDING ON SAID 30 ACRES SHALL EXCEED 3 STORIES IN HEIGHT.

(3) THE KINDS AND SIZE OF THE APARTMENTS ON THE SAID 30 ACRES SHALL BE AS FOLLOWS:

(A) 27 PER CENT ONE BEDROOM UNITS OF 600 SQUARE FEET MINIMUM AND 1000 SQUARE FEET MAXIMUM.

(B) 50 PER CENT TWO BEDROOM UNITS OF 1050 SQUARE FEET MINIMUM AND 1250 SQUARE FEET MAXIMUM.

(C) 23 PER CENT THREE BEDROOM UNITS OF 1500 SQUARE FEET MINIMUM AND 1700 SQUARE FEET MAXIMUM.

THE NUMBER OF THREE BEDROOM UNITS MAY BE REDUCED AND THEREBY INCREASE THE NUMBER OF TWO BEDROOM UNITS OR ONE BEDROOM UNITS. THE NUMBER OF TWO BEDROOM UNITS MAY BE REDUCED AND THEREBY INCREASE THE NUMBER OF ONE BEDROOM UNITS. THERE WILL BE NO INCREASE IN THE NUMBER OF THREE BEDROOM UNITS. THE TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 400 AS SET OUT IN ABOVE.

(4) PLAINTIFF, ELECTRONICS HOMES, INC., IS TO SHARE IN THE COST OF THE NEW OUTFALL STORM SEWER FOR THE CUNEO ROAD WATER SHED ON THE BASIS OF THE PROPORTION OF THE TOTAL LAND AREA OWNED BY THE DEVELOPER (INCLUDING COMMERCIAL AREA) TO THE TOTAL BENEFITED AREA.

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(6) OFF-STREET PARKING OF THREE AUTOS FOR EVERY TWO APARTMENTS UNIT IS TO BE PROVIDED. ENCLOSED WITHIN A BUILDING THERE IS TO BE PROVIDED SPACE TO ACCOMMODATE A NUMBER OF VEHICLES EQUAL TO 25 PER CENT OF THE NUMBER OF UNITS CONSTRUCTED.

(7) NO BUILDING ERECTED ON THE SOUTHERN BOUNDARY OF THE ABOVE MENTIONED 20 ACRES SHALL EXCEED TWO STORIES.

(8) BUILDINGS ALONG THE SOUTH END OF THE PROPERTY ARE TO BE NOT LESS THAN 75 FEET FROM THE PROPERTY LINE.

(9) BUILDINGS ALONG THE WEST SIDE OF THE PROPERTY ARE TO BE NOT LESS THAN 75 FEET FROM THE PROPERTY LINE.

(10) THERE WILL BE NO IMPRESS OR EGRESS FOR VEHICULAR TRAFFIC FROM THE SOUTHERN BOUNDARY OF THE ABOVE MENTIONED 20 ACRES.

(11) UNDERGROUND UTILITIES ARE TO BE PROVIDED THROUGH OUT THE ENTIRE PROJECT.

(12) A FIVE FOOT STOCKADE OR LATTICE FENCE IS TO BE ERECTED ALONG THE SOUTH END OF THE PROPERTY.

7. EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RELOCATION AND REMOVAL FROM TIME TO TIME, OF WIRES, CABLES, CONDUITS, MANHOLES AND OTHER FACILITIES USED IN THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS, WATER, SEWAGE, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUB-SURFACE AS MAY REASONABLY BE REQUIRED, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1959 AND KNOWN AS TRUST NUMBER 40920, DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT 22648909 OVER THAT PART OF THE LAND DESCRIBED IN AND ATTACHED AS EXHIBIT 'B' TO SAID DOCUMENT.
8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1959 AND KNOWN AS TRUST NUMBER 40920 DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT 22648909 RELATING TO MEMBERSHIP IN THE PHEASANT CREEK ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION; CLASSES OF MEMBERSHIP AND VOTING RIGHTS OF MEMBERS IN THE ASSOCIATION; USES AND DESIGNATION OF THE COMMON PROPERTIES; PROPERTY RIGHTS OF MEMBERS IN THE COMMON PROPERTIES; COVENANT BY EACH OWNER TO MAINTAIN THE EXTERIOR OF HIS STRUCTURE AND UPON THE FAILURE OF ANY OWNER TO DO SO, THAT THE ASSOCIATION SHALL HAVE THE RIGHT TO CAUSE SUCH MAINTENANCE TO BE PERFORMED.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

9. EASEMENT FOR PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES IN AND UPON THE LAND, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY THE GRANT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1959 AND KNOWN AS TRUST NUMBER 40920 TO THE COMMONWEALTH EDISON COMPANY RECORDED MAY 9, 1974 AS DOCUMENT 22711633.

23 JUL 1982

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10 SECURITY INTEREST OF CONTINENTAL ILLINOIS REALTY, SECURED PARTY,  
IN CERTAIN DESCRIBED CHATTLES ON THE LAND, AS DISCLOSED BY  
FINANCING STATEMENT EXECUTED BY PHEASANT CREEK ASSOCIATES,  
DEBTOR, AND FILED ON AUGUST 19, 1974 AS DOCUMENT 74038391 AND AS  
AMENDED BY 75043013 RECORDED SEPTEMBER 19, 1975.

Property of Cook County Clerk's Office

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STATE OF ILLINOIS  
COUNTY OF COOK

ss:

I, Cheryl Larkin a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that James A. Clark  
Assistant Vice President of LA SALLE NATIONAL BANK, and H. Kege1

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of January A. D. 1977



Cheryl Larkin  
NOTARY PUBLIC

My Commission Expires 11/19/77.

1977 JAN 17 PM 2 51  
JAN-17-77 5 1 3 1 3 1 23790992 - A - Rec 14.15

RECORDING OFFICE  
COOK COUNTY, ILLINOIS

14.00  
MAIL



Box No. ....  
**TRUSTEE'S DEED**  
Address of Property

**LaSalle National Bank**  
TRUSTEE  
TO

Chicago Title and Trust  
Company, Trustee

Mail to: TERRY D. JEFFREY  
100 W. Monroe  
Chicago, Ill. 60603

**LaSalle National Bank**  
135 South La Salle Street  
CHICAGO, ILLINOIS 60690

8028-A CP (6-74)

23790992

END OF RECORDED DOCUMENT