

# UNOFFICIAL COPY

Local No. "0" 25718101

TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 15th day of January 19 80, AND known as Trust Number 40174; in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

PAG, INC., an Illinois Corporation

of (Address of Grantee)

the following described real estate in Cook County, Illinois:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

See Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 1st day of December, 1980.



HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally,

BY: [Signature] Vice President

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS, ) SS. COUNTY OF COOK ) THIS INSTRUMENT PREPARED BY: MARTIN K. BLONDER ROSENTHAL AND SCHANFIELD 55 EAST MONROE STREET CHICAGO, ILLINOIS 60603

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's 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 16th day of December 1980

[Signature] NOTARY PUBLIC

My Commission Expires August 1984

CHICAGO TITLE AND TRUST COMPANY FOR INFORMATION ONLY STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

111 WEST WASHINGTON CHICAGO, ILLINOIS 60602

ATTN: [Signature]

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 533

This space for revenue stamps

25718101

NUMBER INSTRUMENT

Do Not Deliver RETURN TO Transfer Desk

UNOFFICIAL COPY

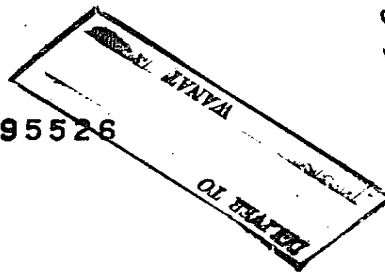
Do Not Deliver  
RETURN TO  
Transfer Desk

1028761  
1328763

DE 924 9 5 5-28 '80

*Richard R. Olson*  
REGISTRAR OF TITLES

3195526



Box 533

23

1980 DEC 24 PM 12 30

DEC-24-80 385376 25718101 REC 23.00

25718101

Property of Cook County Clerk's Office



25718101

FEE LOCATIONS

LOCATION 1005

Lot 12 (except the South 6 inches), all of Lots 33 to 37, inclusive, and the South 6 inches of Lot 38 (excepting therefrom that part thereof lying west of a line drawn 50 feet East of and parallel with the West line of Section 35) all in Macdonalds Subdivision of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, (except that part condemned for Jackson Avenue), in Cook County, Illinois.

25718101

LOCATION 1023

PARCEL 1:  
THAT PART OF LOT "S" IN ROLLING MEADOWS, UNIT NUMBER 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 1608437, COMMENCING AT A POINT ON A LINE, 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT "S" 230 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF LOT "S" (SAID NORTHERLY LINE OF LOT "S" BEING THE SOUTHERLY LINE OF KIRCHOFF ROAD); THENCE NORTH ALONG SAID PARALLEL LINE, 230 FEET TO SAID NORTHERLY LINE OF LOT "S"; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF LOT "S" A DISTANCE OF 155 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHERLY LINE OF LOT "S" A DISTANCE OF 119 FEET; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:  
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT "S" IN ROLLING MEADOWS, UNIT NUMBER 8, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD, ACCORDING TO THE PLAT THEREOF RECORDED REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1608437, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "S" (SAID NORTHERLY LINE OF LOT "S" BEING THE SOUTHERLY LINE OF KIRCHOFF ROAD) 155 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF SAID NORTHERLY LINE OF LOT "S" WITH A LINE, 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT "S"; THENCE SOUTHWESTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHERLY LINE OF LOT "S", A DISTANCE OF 119 FEET; THENCE SOUTHWESTERLY TO A POINT IN A LINE, 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT "S" THAT IS 230 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF SAID LOT "S"; THENCE SOUTH ALONG SAID LINE, 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT "S", A DISTANCE OF 79.01 FEET, TO A POINT IN A LINE THAT IS 66 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY ALONG SAID LAST PARALLEL LINE, A DISTANCE OF 150.02 FEET TO A POINT IN A LINE THAT IS 66 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE HEREIN 1ST DESCRIBED COURSE; THENCE NORTHEASTERLY ALONG SAID LAST PARALLEL LINE A DISTANCE OF 135.06 FEET TO A POINT IN THE SAID NORTHERLY LINE OF LOT "S"; THENCE NORTHWESTERLY ALONG THE SAID NORTHERLY LINE OF LOT "S", BEING THE ARC OF A CIRCLE CONVEXED TO THE SOUTH WEST AND HAVING A RADIUS OF 975.4 FEET, A DISTANCE OF 20.49 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE SAID NORTHERLY LINE OF LOT "S", BEING A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 45.51 FEET TO THE POINT OF BEGINNING; AS CREATED BY GRANT OF EASEMENT MADE AUGUST 23, 1961 AND FILED AUGUST 29, 1961 AS DOCUMENT NUMBER LR 1995251 BY HILL HOMES INCORPORATED, A CORPORATION OF ILLINOIS, TO SOCONY MOBIL OIL COMPANY, INCORPORATED, A CORPORATION OF NEW YORK, IN COOK COUNTY, ILLINOIS.

25718101

Do Not Deliver

UNOFFICIAL COPY

25718101

The above space for recorder's use only

LOCATION 1011

THE SOUTH 122 FEET OF THE EAST 231 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART TAKEN FOR NORTHWEST HIGHWAY AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR PALATINE ROAD), ALL IN COOK COUNTY, ILLINOIS.

LOCATION 1035

Lots 3, 4, 5 and 6 in the Subdivision of the South 150.0 feet of the North 200.0 feet of Lot 1 (excepting therefrom the East 33.0 feet thereof) in King Estate Subdivision in Evergreen Park of the North West 1/4 of Section 12, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois

LOCATION 1039

PARCEL 1:  
LOT 1 IN ROHLWING GROVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
A NON-EXCLUSIVE EASEMENT FOR ACCESS TO PARCEL 1, ABOVE, AND INGRESS AND EGRESS TO SAID PARCEL 1 OVER THE FOLLOWING DESCRIBED LAND, AS CREATED BY EASEMENT AGREEMENT FILED AS DOCUMENT NUMBER 2926291; THAT PART OF LOT 2 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH WEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 A DISTANCE OF 30.00 FEET TO A POINT IN AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, THE CENTER OF WHICH IS SAID NORTH WEST CORNER OF LOT 2; THENCE WESTERLY ALONG SAID ARC 41.58 FEET MORE OR LESS TO A POINT IN THE WEST LINE OF LOT 2 AFORESAID, 30.0 FEET SOUTHERLY OF THE POINT OF BEGINNING, THENCE NORTHERLY ALONG SAID WEST LINE 30.00 FEET TO THE POINT OF BEGINNING; ALL IN ROHLWING GROVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25718101

Do Not Deliver

EXHIBIT A



25718101

The above space for recorder's use only

Location 1005

Subject to:

1. General real estate taxes for 1980 and subsequent years.
2. Mortgage dated November 25, 1980 and filed 1980 as document no. \_\_\_\_\_ made by Harris Trust and Savings Bank as Trustee under Trust No. 40174 to Foodmaker, Inc. to secure a note in the amount of \$3,514,699.00.
3. UCC financing statements filed as document nos.
4. Terms, conditions and provisions contained in a lease agreement dated August 7, 1980 by and between Harris Trust and Savings Bank as Trustee under Trust No. 40174, as lessor, and The Corvelli Company, as lessee.

Location 1011

Subject to:

1. General real estate taxes for 1980 and subsequent years.
2. Mortgage dated November 25, 1980 and filed 1980 as document no. \_\_\_\_\_ made by Harris Trust and Savings Bank as Trustee under Trust No. 40174 to Foodmaker, Inc. to secure a note in the amount of \$3,514,699.00.
3. UCC financing statements filed as document nos.
4. Grant of easement for a water main over the Southernly Ten Feet of the land made by Foodmaker, Inc., a Delaware corporation, to the Village of Palatine, a municipality of Cook County recorded June 15, 1979 as document no. 25006815.
5. Easement as created by grant dated January 15, 1968 and recorded January 22, 1968 as document no. 20394948 made by Jack in the Box Development Corporation, a California corporation, Illinois Bell Telephone Company and Commonwealth Edison to construct, lay, maintain, relocate, renew and remove equipment consisting of poles, pole structures, anchors, buys, stubs, wires and underground conduits, cables, cable poles and other necessary electrical facilities and to transmit and distribute by means of said equipment, electricity to be used for heat, light, power, telephone and other purposes with the right of access to the same for the maintenance thereof; also to trim or cut down and remove from time to time such trees, bushes and saplings as may be reasonably required incident to the installation and maintenance of such facilities, in, upon, under and along the North 10 Feet of the West 7 Feet of the South 122 Feet of the East 158 Feet of premises in question.
6. Covenants, conditions and restrictions contained in deed from American Oil Company to Jack in the Box Development Corporation dated February 15, 1967 and recorded October 2, 1967 as document no. 20277961 providing no business involving petroleum products shall be conducted on the premises for a period of 20 years.
7. Terms, conditions and provisions contained in a lease agreement dated October 1, 1980 by and between Harris Trust and Savings Bank as Trustee under Trust No. 40174, as lessor, and Foodmatic, Inc., as lessee.

25718101

Do Not Deliver

25718101

The above space for recorder's use only

LOCATION 1023

Subject to:

- 1) General real estate taxes for 1980 and subsequent years.
- 2) Mortgage dated November 25, 1980 and filed \_\_\_\_\_, 1980, as document no. \_\_\_\_\_, made by Harris Trust and Savings Bank as Trustee under Trust No. 40174 to Foodmaker, Inc. to secure a note in the amount of \$3,514,699.00.
- 3) UCC financing statements filed as document nos.
- 4) Easement in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation and removal of gas facilities reserved on plat of Rolling Meadows Unit No. 8 filed July 19, 1955 as document LR 160437 over "places shown on the plat".
- 5) Easement over and upon land for the purpose of discharging all storm water flowing from and drainage through the downspouts, drain and gutters on property East and adjoining and the structures thereon, or otherwise flowing or drainage from said property East and adjoining, over, in, into, on, onto and across land, as created by grant to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 13773, dated September 22, 1958 and filed September 26, 1958 as document LR 1829167, and the terms and conditions therein contained among which is an undertaking made binding upon the owners of land and other property to construct storm sewer over land for use of said land East and adjoining in the event of certain requirements which may be made on the owners of said land East and adjoining.
- 6) Rights of the public, the State of Illinois and the municipality in and to that part of the land in question, if any, taken or used for road purposes.
- 7) Terms, provisions and limitations contained in grant of easement, described as Parcel 2, relating to the right of Grantor to dedicate easement parcel as a public street at anytime, contained in document filed August 29, 1961 as document LR 1995251. Note: by instrument dated August 29, 1961 and filed August 31, 1961 as document LR 1995668, Hill Homes Inc., agreed to dedicate said property to the City of Rolling Meadows, as a public street on or before September 1, 1963 and in the event it does not, Socony Mobil Oil Company, Inc., is given full authority to do so.
- 8) Encroachment of concrete slab located mainly on the land over the West line by 10-1/2 inches as disclosed by survey. Curb retaining wall located mainly on land over West line by 2 Feet 3-1/2 inches on its South West corner and by 10-1/2 inches over the Southeasterly line on its South East corner. This Southeasterly encroachment goes into Parcel 2 on Schedule A. Said encroachments disclosed by survey. Paved entrance way near the most Easterly corner of land, also enters easement noted at Parcel 2 as disclosed by survey.
- 9) Rights of the adjoining owner or owners to the concurrent use of the easement.
- 10) Terms, conditions and provisions contained in lease agreement dated September 24, 1980 by and between Harris Trust and Savings Bank as Trustee under Trust No. 40174, as lessor, and Louis Carvelli and Larry Carvelli, as lessees.

25718101

Do Not Deliver



25718101

The above space for recorder's use only

LOCATION 1035

Subject to:

- 1) General real estate taxes for 1980 and subsequent years.
- 2) Mortgage dated November 25, 1980 and filed \_\_\_\_\_, 1980, as document no. \_\_\_\_\_, made by Harris Trust and Savings Bank as Trustee under Trust No. 40174 to Foodmaker, Inc. to secure a note in the amount of \$3,514,699.00.
- 3) UCC financing statements filed as document nos.
- 4) Terms, conditions and provisions contained in lease agreement dated October 9, 1980 by and between Harris Trust and Savings Bank as Trustee under Trust No. 40174, as lessor, and Mr. Submarine Inc. of Berwyn, as lessee.

LOCATION 1039

Subject to:

- 1) General real estate taxes for 1980 and subsequent years.
- 2) Mortgage dated November 25, 1980 and filed \_\_\_\_\_, 1980, as document no. \_\_\_\_\_, made by Harris Trust and Savings Bank as Trustee under Trust No. 40174 to Foodmaker, Inc. to secure a note in the amount of \$3,514,699.00.
- 3) UCC financing statements filed as document nos.
- 4) Rights of the public, the municipality and the State of Illinois in and to that portion of the premises in question taken or used for streets and highways.
- 5) Building lines located 25 Feet back from the North line of Lot 1 and located 25 Feet back from the West line of Lot 1, over the Northerly 25 Feet and the Westerly 25 Feet of Lot 1, as shown on the plat of subdivision of Rohlwing Grove Unit No. 2, filed as document no. 2920361.
- 6) Easements for underground public utilities and drainage over the Westerly 25 Feet, the Northerly 25 Feet, and the Westerly 10 Feet of the Easterly 15 Feet of Lot 1, as shown on the plat of subdivision of Rohlwing Grove Unit No. 2, filed as document no. 2920361.
- 7) Easement for underground privately maintained utilities and drainage over the Easterly 5 Feet of Lot 1, as shown on the plat of subdivision of Rohlwing Grove Unit No. 2, filed as document no. 2920361.

25718101

Do Not Deliver

25718101

- Property
- 8) Easement reserved for and granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their successors and assigns over the Westerly 25 Feet, the Northerly 25 Feet, the Westerly 10 Feet of the Easterly 15 Feet and the Easterly 5 Feet of Lot 1 to install, lay, construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service; also is thereby granted the right to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain said conduits, cables, poles, wires, braces, guys, anchors and other equipment and the right to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said public utility equipment, with provision that no permanent buildings or trees shall be placed on said easement areas but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights, all as contained in the plat of subdivision of Rohlwing Grove Unit No. 2, filed as document 2920361.
  - 9) Easement reserved for and granted to Northern Illinois Gas Company, its successors and assigns, in the Westerly 25 Feet, Northerly 25 Feet, the Westerly 10 Feet of the Easterly 15 Feet and the Easterly 5 Feet of Lot 1 for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, as contained in the plat of subdivision of Rohlwing Grove Unit No. 2, filed as document 2920361.
  - 10) Terms, provisions, conditions, restrictions and agreements contained in and rights and obligations created by annexation agreement made May 6, 1975 by and between the Village of Elk Grove Village, a municipal corporation of Illinois, River Forest State Bank and Trust Company, as Trustee under Trust Agreement dated November 18, 1970 and known as Trust No. 1688, and by SBL Associates, a general partnership, filed in the Office of the Registrar of Titles on January 29, 1976 as document no. 2852817 and recorded in the Recorder's Office on January 29, 1976 as document no. 23247674, and as amended by amendment thereto dated November 12, 1975 filed in the Office of the Registrar of Titles as document no. 2852818, relating to annexation of the land to the Village of Elk Grove Village, zoning, zoning ordinances and variations and official plan, water supply, water mains and lines, sanitary and storm sewers, storm water drainage, service easements and traffic regulation, streets, sidewalks, extent of public and private improvements and security therefor, maintenance of private areas, contributions, relocation of Nerge Road, commencement and completion, construction of model units, utility easements and rights of way, permits and development in general conformity with plan.
  - 11) Covenants, conditions, restrictions and agreements contained in and rights and obligations created by easement agreement dated February 18, 1977 by and between River Forest State Bank and Trust Company, as Trustee under Trust Agreement dated November 18, 1970 and known as Trust No. 1688, SBL Associates, a partnership; and Foodmaker, Inc., a Delaware corporation, filed March 15, 1977 as document 2926291, creating the easement referred to herein in Schedule A as Parcel 2.

25718101

Do Not Deliver



# UNOFFICIAL COPY

- 12) Rights of adjoining owner or owners to the concurrent use of said easement described and referred to herein as Parcel 2.
- 13) Terms, conditions and provisions contained in lease agreement dated October 1, 1980 by and between Harris Trust and Savings Bank as Trustee under Trust No. 40174, as lessor, and Foodmatic, Inc., as lessee.

All locations will be subject to the documents which evidence and secure the Purchase Money Note in the original principal amount of \$3,570,000.00 made by PAG, Inc.

RE: Location #1005, item #4  
Location #1011, item #7  
Location #1023, item #10  
Location #1035, item #4  
Location #1039, item #13:

This lease is subordinate to the interest of the grantee in the real estate conveyed hereby.

Property Cook County Clerk's Office

25718101

Do Not Deliver  
RETURN TO

EXHIBIT B

END OF RECORDED DOCUMENT