

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

1077 Sesame, Bensenville

25808128

This Indenture, Made this 3rd day of March A. D. 19 81 between

LaSalle National Bank

a national banking association, of 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 the 19th day of February 19 81, and known as Trust Number 103700, party of the first part, and THOMAS E. WOELFLE, a bachelor party of the second part. (Address of Grantor(s): 135 South LaSalle Street Chicago, Illinois

68-02-381

13.00

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:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: The terms and provisions as set forth on Exhibit 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 to the proper use, benefit and behoof of said party of the second part forever.

This instrument prepared by:

Virginia M. Harding
Gould + Ratner
300 W. Washington
Chicago, Illinois 60606

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1981 MAR 17 PM 2:21

Sidney R. Olson
RECORDER OF DEEDS

25808128

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.

ATTEST

LaSalle National Bank

as Trustee as aforesaid

By Assistant Vice-President

O Hegel
Assistant Secretary

Handwritten signature of Assistant Vice-President

BOX 533

Gould + Ratner
300 W. WASHINGTON
CHICAGO, ILL 60606
ATTN: VIRGINIA HARDING

Exempt under provisions of Real Estate Tax Law

25808128

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

STATE OF ILLINOIS,
COUNTY OF COOK,

} ss:

I, Vicki Kerrigan 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. KEGEL

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 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 did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the 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 16th day of March A. D. 1981

Vicki Kerrigan
NOTARY PUBLIC

My Commission Expires June 20, 1981

25808128



Box No.

Trustee's Deed

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO

8028-A CP

NOTARY PUBLIC OF COOK County Clerk's Office

RECEIVED IN BAD CONDITION
UNOFFICIAL COPY

EXHIBIT A

Lot 4 in Hawthorn Center for Industry, being a Subdivision of part of the Northwest Fractional 1/4 of Section 19, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded with the Cook County Recorder of Deeds on April 11, 1974 as Document 22682660 in Cook County, Illinois.

1077 Sesame Street
Bensenville, Illinois

Property of Cook County Clerk's Office

25808128

TP-3

EXHIBIT "B"

EXCEPTIONS TO TITLE

Mortgage made by LaSalle National Bank as trustee under trust agreement dated August 1, 1977 and known as trust number 52925, to Continental Illinois National Bank and Trust Company of Chicago, dated October 6, 1977 and recorded October 14, 1977 as document number 24147983 in Cook County, Illinois, and modified by instrument recorded June 27, 1980 as document number 25499720 in Cook County, Illinois.

2. Assignment of Lease made by LaSalle National Bank, a national banking association, as trustee under trust agreement dated August 1, 1977 and known as trust number 52925 to Connecticut Mutual Insurance Company recorded March 27, 1979 as document 24893973.

3. Building line as shown on the plat aforesaid over the Southwesterly 25 feet of the land.

4. Easement for public utilities as shown on plat of Subdivision over the East 10 feet of West 37 feet of that part of Lot 4 adjoining Lot 3 in Hawthorn Center for Industry also the South 10 feet of the West 158.11 feet of Lot 4 also the West 10 feet of the South 139.63 feet of the East 213 feet of Lot 4.

5. Easement over the West 37 feet of that part of Lot 4 adjoining Lot 3 in Hawthorn Center for Industry; also the South 10 feet of the West 158.11 feet of Lot 4; also the West 10 feet of the South 139.63 feet of the East 213.59 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of Subdivision recorded April 11, 1974 as document 22682660.

6. Easement over the East 10 feet of the West 37 feet of that part of Lot 4 adjoining Lot 3 in Hawthorn Center for Industry; also the South 10 feet of the West 158.11 feet of Lot 4 also the West 10 feet of the South 139.63 feet of the East 213.59 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other land with gas service, together with right of access to said equipment as created by grant to Northern Illinois Gas Company and its respective successors and assigns and as shown on the plat of Subdivision recorded April 11, 1974 as document 22682660.

7. Grant of Easement in, upon, under, over and along the following described property to install, construct, maintain, renew, relocate and remove poles, wires, cables, conduits, manholes, transformers and other facilities used in connection with overhead and underground transmission of electricity

25818128

together with right of way to the same and that right to remove obstructions from the surface or subsurface as may be required recorded June 20, 1974 as document 22757103 over the East 10 feet and the North 5 feet of Lot 4.

8. Encroachments of stoops, electric boxes, transformers onto 10 foot easement along the East side of the land noted in the above document 22757103.

9. Maintenance agreement and grant of easements made by LaSalle National Bank as trustee under trust number 52925 for the right of ingress and egress thereto, for the purpose of constructing, reconstructing, repairing, maintaining, landscaping or otherwise keeping the detention basin in a serviceable state of repair for the purpose intended and esthetically well landscaped recorded December 26, 1978 as document 24778114.

10. Security interest of Connecticut Mutual Life Insurance Co., secured party, in certain described chattels on the land, as disclosed by financing statement executed by LaSalle National Bank, as trustee under trust agreement dated August 1, 1979 known as trust number 52925, debtor and filed March 28, 1979 as 79U15202.

11. Reservation of easement to LaSalle National Bank, as trustee under trust number 44939 over and upon the South 10 feet and the West 10 feet of the land as contained in deed recorded December 18, 1977 as document 22942566.

12. Security interest of American National Bank and Trust Company of Chicago (as assignee of American Gravure Film Company), secure party, in certain described chattels on the land, as disclosed by financing statement executed by Gravure Printing, Inc., debtor and filed April 3, 1980 as number 80U15341.

13. Easement for drainage as shown on the aforesaid plat of Subdivision over the South 10 feet of the West 158.11 feet of Lot 4 and the West 10 feet of the South 139.63 feet of the East 213.59 feet of Lot 4.

14. Rights of tenants under Occupancy Leases.

15. General Real Estate Taxes for 1980 and subsequent years.

16. Purchase Money Mortgage and Assignment of Rents dated March 3, 1981 made by LaSalle National Bank, as Trustee under Trust Agreement dated February 19, 1981 and known as Trust No. 103700 to secure a promissory note for \$1,514,000.00.

25808128