

UNOFFICIAL COPY

DE/w

DEED

25016003

THIS INDENTURE made this 29th day of May, 1979 between
SHELL OIL COMPANY, a Delaware Corporation ("GRANTOR") and FRANK R. STAPE
BUILDING, INC., an Illinois Corporation ("GRANTEE")

WITNESSETH:

GRANTOR in consideration of the sum of TEN AND NO/100 (\$10.00,
DOLLARS and other good and valuable considerations in hand paid, does
hereby convey and grant unto said GRANTEE, the following real estate
situated in Cook County, Illinois ("PREMISES") described on Exhibit "A"
attached hereto and made a part hereof.

Reserving unto GRANTOR and its successors and assigns a nonexclusive
perpetual easement ("EASEMENT") for the purpose of constructing, repairing
maintaining, and operating connecting storm sewers from the retention
ponds located, or to be located, on the Premises to the lands abutting
to the south thereto, over, across, and under that portion of the Premises
described on Exhibit "B" attached hereto and specifically made a part
hereof.

GRANTOR further reserves unto itself, when necessary to facilitate
construction or repairs of the storm sewer(s) on, or to be constructed
upon, the Easement, the right to enter upon all that portion of the
Premises lying within seven (7) feet of the perimeter boundary lines of
the Easement. All such rights and the Easement are easements appurtenant
running with the land perpetually.

Reserving unto GRANTOR and its successors and assigns a nonexclusive
perpetual easement ("EASEMENT") for the purpose of constructing, repairing,
maintaining and operating connecting storm sewers, from the retention
ponds located or to be located on the premises to the lands abutting the
west thereto, over, across, and under that portion of the premises
described on Exhibit "C" attached hereto and specifically made a part
hereof.

CANCELLED

JUN 21 1979

\$ 804.25 PAID

C.C.I. REV. STAMP

8-597

67 04 898 67 09 086

This instrument
prepared by Lawrence M. Freedman
LAW OFFICES
ASH, ANOS, HARRIS
& FREEDMAN
77 W. WASHINGTON ST.
CHICAGO 60602
346-1299

Mail to:
Joseph Hanton
1400 Renaissance Dr. #300
Park Ridge, IL 60068
Box 533

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GRANTOR further reserves unto itself when necessary to facilitate construction and repairs of the storm sewer(s) on, or to be constructed upon the easement, the right to enter upon all that portion of the Premises lying within seven (7) feet of the perimeter boundary lines of the Easement. All such rights of the Easement are easements appurtenant running with the land perpetually.

TO HAVE AND TO HOLD the aforesaid premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its respective successors and assigns forever; and does hereby bind itself and its successors to warrant and forever defend all singular the aforesaid premises unto said GRANTEE, its respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, through or under GRANTOR, but not otherwise.

This conveyance is made and accepted subject to the following: (1) any and all restrictions, covenants, easements, if any, relating to the aforesaid premises but only to the extent they are still in effect and shown of record; (2) all regulations, laws and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relate to the subject premises; (3) all unpaid taxes for the year 1979 and thereafter; and (4) for a period of ten (10) years from the date hereof not more than four hundred thirty eight (438) residential units shall be constructed, maintained, or occupied on the Premises by GRANTEE or its successors and assigns or any other person(s).

EXECUTED this 29th day of May, 1979.

SHELL OIL COMPANY ("GRANTOR")

By: 
C. Venarde,
Manager, Land Investments

Notary Secretary

Notary Clause contained on Page Three

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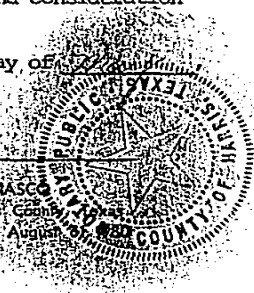
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STATE OF TEXAS)
) SS
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared C. VENARTE, MANAGER OF LAND INVESTMENTS, SHELL OIL COMPANY, a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and notarial seal this 29th day of August, 1979.

Martha Bernasco
MARTHA BERNASCO
Notary Public in Harris County, Texas
My Commission Expires August 1, 1981



2006 COURT REPORT
FILED FOR RECORD
JUN 2 '79 2 14 PM

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That part of Section 34, Township 42 North, Range 10, East of the Third Principal Meridian described as follows: Commencing at the Intersection of the Center line of Plum Grove Road (also known as Old Plum Grove Road) with the Northerly line of Algonquin Road as per document No. 11195798; thence North 66 Degrees 50 Minutes 41 Seconds West along said Northerly line of Algonquin Road, 89.04 Feet to the Most westerly corner of property condemned for road purposes as per case number 71L11410; thence North 57 Degrees 00 Minutes 18 Seconds East along the Northwestern line of said land condemned for road purposes, 38.99 feet to a line 50.0 feet, measured at right angles, westerly of and parallel with the center line of said Plum Grove Road; thence North 00 degrees 51 minutes 17 seconds east along said last described parallel line, being also the west line of land condemned for road purposes as per case number 71L11410, 659.03 feet to a point for a place of beginning of the tract of land herein described; thence continuing North 00 degrees 51 minutes 17 seconds east along said last described west line of land condemned for road purposes as per case No. 71L11410, 189.31 feet to the south line of the northwest 1/4 of section 34, aforesaid; thence North 89 Degrees, 56 Minutes 40 Seconds East along the south line of said Northwest 1/4, 19.63 feet to the center of said Section 34; Thence North 00 Degrees 03 Minutes 20 Seconds West along the East line of the Northwest 1/4 of said Section 34, 396.0 feet to the southerly line, extended westerly, of Old Plum Grove Subdivision of part of said Section 34, according to the Plat thereof recorded May 25, 1943 as Document No. 13080952; thence North 84 Degrees, 24 Minutes, 56 Seconds East along said last described line, 42.28 feet to the center line of Plum Grove Road, being a line 40.0 feet as measured at right angles, westerly of and parallel with the westerly line of Lot 1, as staked and monumented, in said Old Plum Grove Subdivision; thence North 02 Degrees 00 Minutes 32 Seconds West along said last described center line, 140.03 feet to an angle point in said center line; thence North 05 Degrees 39 Minutes 28 Seconds West along said center line of Plum Grove Road, 380.58 feet to an angle point in said center line; thence North 11 Degrees 44 minutes 59 Seconds West along said center line of Plum Grove Road, 161.38 feet to an intersection with the South line of Old Plum Grove Road, (Also known as Harding Road); thence South 89 Degrees, 59 Minutes 50 Seconds West along the South line of said Road, 1199.26 feet to a point on said South line, 1135.0 feet East of the Intersection of said South Line with the Center Line of Quintens Road;

Thence South 00 Degrees 00 Minutes 10 Seconds East, 732.64 Feet

Thence South 20 Degrees 27 Minutes 51 Seconds West, 76.55 Feet to an intersection with a line bearing North 69 Degrees, 32 Minutes 09 Seconds West from the aforescribed place of beginning; thence South 69 Degrees 32 Minutes 09 Seconds East along said last described line, 1320.47 feet to the Place of beginning in Cook County, Illinois

Exhibit "A" to Deed

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That part of Section 34, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Commencing at the Intersection of the Center Line of Plum Grove Road (also known as Old Plum Grove Road) with the northerly line of Algonquin Road as per Document No. 11195798; thence North 66 Degrees 50 Minutes 41 Seconds West along said Northerly line of Algonquin Road 89.04 feet to the most westerly corner of property condemned for road purposes as per case No. 71L11410; thence North 57 Degrees 00 Minutes 18 Seconds East along the northwesterly line of said land condemned for road purposes; 38.99 feet to a line 50.0 feet, measured at right angles, westerly of and parallel with the center line of said Plum Grove Road; thence North 00 Degrees 51 Minutes 17 Seconds East along said last described parallel line, being also the West line of land condemned for road purposes as per case no. 71L11410, 659.03 feet; thence North 69 Degrees 32 Minutes 09 Seconds West, 855.44 feet to a point for a place of beginning; thence Continuing North 69 Degrees 32 Minutes 09 Seconds West, 10.0 feet;

Thence North 20 Degrees 27 Minutes 51 Seconds East, 250.0 feet;

Thence South 69 Degrees, 32 Minutes, 09 Seconds East, 10.0 feet;

Thence South 20 Degrees, 27 Minutes, 51 Seconds West, 250.0 feet to the Place of beginning in Cook County, Illinois

Exhibit "B" to Deed

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THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PLUM GROVE ROAD (ALSO KNOWN AS OLD PLUM GROVE ROAD) WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT NO. 11195798; THENCE NORTH 66 DEGREES 50 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, 89.04 FEET TO THE MOST WESTERLY CORNER OF PROPERTY CONDEMNED FOR ROAD PURPOSES AS PER CASE NO. 71L11410; THENCE NORTH 57 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND CONDEMNED FOR ROAD PURPOSES, 38.99 FEET TO A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 00 DEGREES 51 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING ALSO THE WEST LINE OF LAND CONDEMNED FOR ROAD PURPOSES AS PER CASE NO. 71L11410, 659.03 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 09 SECONDS WEST, 1320.47 FEET; THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST, 76.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, 121.11 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, 11.43 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 38 SECONDS EAST, 124.97 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, 118.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREE 59 MINUTES 50 SECONDS WEST, 121.29 FEET; THENCE NORTH 60 DEGREES 59 MINUTES 38 SECONDS WEST, 122.01 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT "C" TO DEED

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ADMINISTRATION

PRINCIPAL MANAGERS - CORPORATE REAL ESTATE
PURCHASING AND GENERAL SERVICES

Certificate of Authority

P. J. Morel certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation, and that the following completely and correctly sets forth the authority of each of the following, now or hereafter appointed:

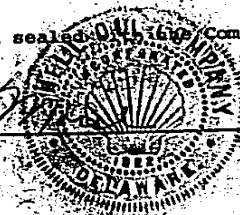
General Manager, Corporate Real Estate
Manager Finance - Purchasing and General Services, and
Manager Land Investments

in the Company's name and on its behalf, to execute, deliver, accept, assign, amend, extend, terminate or release any instruments or documents, including (without limitation) conveyances of properties (real or personal); agreements of any nature including non-recourse promissory notes and deeds of trust and mortgages related to such non-recourse notes, but excluding grants of security interests other than releases and quitclaim deeds for the purpose of clearing public records of satisfied security interests; and to execute and deliver certificates, returns and reports of any nature, which he may deem advisable or appropriate in the normal course of the Corporate Real Estate business of the Purchasing and General Services Organization of the Company.

It is further certified that C. Venarde is
Manager Land Investments in the Corporate Real Estate
Department of Purchasing and General Services function of the Company.

IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on May 29, 1979.

ADM-11



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DCS 4873 SR 9-71

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

John J. [Signature] being duly sworn on
oath, states that he resides at 77 W. W. [Signature]
Chicago, Ill. That the attached deed is not
in violation of Section 1 of Chapter 109 of the Illinois Revised
Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
-OR-
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- ② The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN to before me
on the 22 day of June, 1979.
[Signature]
NOTARY PUBLIC

25016003

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