

UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

FORM NO. 803  
April, 1980

SPECIAL WARRANTY DEED  
(Corporation-to-Individual)  
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 JAN 3 PM 2:50

28  
Edney H. Olson  
RECORDER OF DEEDS  
26455405

68-87-3582

THIS INDENTURE, made this 28 day of December, 1982, between Mercantile Trust Company National Association, a national banking association, not individually or personally but solely as Trustee under that certain Trust Agreement dated September 3, 1980 as modified, party of the first part, and Sum Associates Co., a Missouri limited partnership, 12312 Olive Blvd., Suite 17, St. Louis, Missouri 63141 party of the second part,

13.00

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Above Space For Recorder's Use Only

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and other valuable consideration

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

\* an undivided seventy percent (70%) interest in

See Exhibit A attached hereto,

COOK COUNTY CLERK'S OFFICE

This transaction is exempt pursuant to Section 17-110 of the Real Estate Transfer Tax Act of Secretary Delmonico

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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 TRUST OFFICER, and attested by its ASSISTANT Secretary, the day and year first above written.



MERCANTILE TRUST COMPANY NATIONAL ASSOCIATION,  
a national banking association, not individually\*\*  
By Edney H. Olson - TRUST OFFICER  
President

Attest: Edney H. Olson - Asst. Secretary  
Secretary

\*\* or personally but solely as Trustee as aforesaid

This instrument was prepared by James R. Theiss, Greenberger and Kaufmann, Sears Tower,  
(NAME AND ADDRESS)  
Suite 8737, Chicago, IL 60606

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STATE OF Missouri }  
CITY } ss.  
COUNTY OF St. Louis }

I, Michelle Cox a notary public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE W. LANGE, JR.  
personally known to me to be the TRUST OFFICER  
of the corporation, and Keith C. New  
personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to  
me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this  
day in person and severally acknowledged that as such TRUST OFFICER and ASSISTANT  
Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be  
affixed thereto, pursuant to authority, given by the Board of Directors of said corporation  
as their free and voluntary act, and as the free and voluntary act and deed of said corporation, \*  
purposes therein set forth. \*as Trustee as aforesaid

GIVEN under my hand and official seal this 28th day of December

Michelle Cox  
Notary Public  
Commission expires \_\_\_\_\_



Box \_\_\_\_\_

SPECIAL WARRANTY DEED  
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE'S  
LEGAL FORMS  
26 455 405

EXHIBIT A

AN UNDIVIDED 30% interest in the following described real estate:

PARCEL 1:

THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AS PER THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NUMBER 16769161; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 370.0 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES 40 SECONDS EAST, 40.0 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST, 365.0 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES 40 SECONDS EAST, 292.51 FEET TO A POINT ON THE WESTERLY LINE OF A FRONTAGE ROAD; THENCE SOUTHERLY ALONG THE LINE OF SAID ROAD, BEING A CURVED LINE CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 389.0 FEET, A DISTANCE OF 13.96 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 14 DEGREES 23 MINUTES 54 SECONDS WEST ALONG THE WESTERLY LINE OF SAID FRONTAGE ROAD, 273.76 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 60.0 FEET, A DISTANCE OF 101.20 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTH 67 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID FRONTAGE ROAD, 249.05 FEET TO AN INTERSECTION WITH A LINE 280.0 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AFORESAID; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE, 76.67 FEET; THENCE NORTH 37 DEGREES 16 MINUTES 40 SECONDS WEST, 240.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AS PER THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NUMBER 16769161; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 370.0 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE LINE OF SAID SUBDIVISION 405.0 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES 40 SECONDS EAST, 306.77 FEET TO A POINT ON THE WESTERLY LINE OF A FRONTAGE ROAD; THENCE SOUTHERLY ALONG THE LINE OF SAID ROAD, BEING A CURVED LINE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 389.0 FEET, A DISTANCE OF 47.60 FEET, ARC MEASURE; THENCE NORTH 37 DEGREES 16 MINUTES 40 SECONDS WEST, 292.51 FEET TO AN INTERSECTION WITH A LINE 40.0 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AFORESAID; THENCE SOUTH 52 DEGREES 43 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, 365.0 FEET; THENCE NORTH 37 DEGREES 16 MINUTES 40 SECONDS WEST, 40.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF

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## EXHIBIT A

PLUM GROVE ESTATES, UNIT NUMBER 4, AS PER THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NUMBER 16769161; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 775.0 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION 505.51 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 76 DEGREES 41 MINUTES 50 SECONDS EAST, 315.57 FEET TO THE SOUTH EAST CORNER OF LOT 147 IN SAID PLUM GROVE ESTATES, UNIT NUMBER 4, AND THE WESTERLY LINE OF A FRONTAGE ROAD; THENCE SOUTHWESTERLY ALONG THE LINE OF SAID FRONTAGE ROAD THE FOLLOWING FOUR COURSES; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID ROAD, BEING A CURVED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 1061.15 FEET, A DISTANCE OF 45.97 FEET, ARC MEASURE, THE CHORD OF SAID CURVE BEARING SOUTH 02 DEGREES 29 MINUTES 14 SECONDS WEST TO A POINT OF RESERVE CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 350.0 FEET, A DISTANCE OF 352.27 FEET, ARC MEASURE, THE CHORD OF SAID CURVE BEARING SOUTH 31 DEGREES 03 MINUTES 51 SECONDS WEST, 337.59 FEET, TO A POINT OF TANGENT; THENCE SOUTH 59 DEGREES 53 MINUTES 52 SECONDS WEST, 214.63 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 389.0 FEET, A DISTANCE OF 247.35 FEET, ARC MEASURE, TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID PLUM GROVE ESTATES, UNIT NUMBER 4, THROUGH THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE NORTH 37 DEGREES 16 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED LINE, 306.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4:  
EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY GRANT MADE BY CITIZENS BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1977 KNOWN AS TRUST NUMBER 85-7411 DATED MARCH 26, 1979 AND RECORDED APRIL 4, 1979 AS DOCUMENT NUMBER 79904042 FOR STORM SEWER AND WATER DETENTION PURPOSES OVER THE FOLLOWING DESCRIBED LAND THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AS PER THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NUMBER 16769161; THENCE SOUTHEASTERLY ALONG THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD, BEING A CURVED LINE, CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 5679.65 FEET, A DISTANCE OF 10.35 FEET, ARC MEASURE, THENCE SOUTH 68 DEGREES 39 MINUTES 20 SECONDS EAST, 35.27 FEET ALONG THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED FOR A PLACE OF BEGINNING OF THAT TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NUMBER 4, AFORESAID, 127.93 FEET; THENCE NORTH 07 DEGREES 43 MINUTES 20 SECONDS EAST, 55.74 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID SUBDIVISION WHICH IS 190.24 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID SUBDIVISION WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 179.76 FEET TO A POINT WHICH IS 370.0 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID SUBDIVISION WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTH 37 DEGREES 16 MINUTES 40 SECONDS EAST, 5.0 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 20 SECONDS WEST, 177.68 FEET; THENCE SOUTH 07 DEGREES 43 MINUTES 20 SECONDS WEST, 48.67 FEET; THENCE SOUTH 37 DEGREES 16 MIN. 40 SECONDS EAST 121.38 FEET TO A POINT ON THE NORTHWESTERLY LINE OF FRONTAGE ROAD; THENCE SOUTHWESTERLY ALONG THE LINE OF SAID ROAD BEING A CURVE EAST 121.38 FEET TO A POINT ON THE NORTHWESTERLY LINE OF FRONTAGE ROAD; THENCE SOUTHEASTERLY ALONG THE LINE OF SAID ROAD, BEING A CURVED LINE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 92.0 FEET, A DISTANCE OF 33.18 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 24 DEGREES 37 MINUTES 50 SECONDS WEST ALONG SAID TANGENT, BEING ALSO A RADIAL LINE OF ALGONQUIN ROAD, 20.02 FEET TO A POINT 65.0 FEET, MEASURED RADIALLY, NORTHEASTERLY OF THE CENTER LINE OF SAID ALGONQUIN ROAD AS PRESENTLY LOCATED AND ESTABLISHED; THENCE NORTH 68 DEGREES 39 MINUTES 20 SECONDS WEST ALONG A STRAIGHT LINE THAT FORMS AN ANGLE OF 93 DEGREES 17 MINUTES 10 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED FROM NORTH TO WEST, 165.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

PARCEL 5:

THAT PART OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES, UNIT NO. 4, AS PER THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NO. 16769161: THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 362.0 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PLUM GROVE ESTATES, UNIT NO. 4, 8.0 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES 40 SECONDS EAST, 280.0 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 20 SECONDS WEST, 4.0 FEET; THENCE NORTH 38 DEGREES 05 MINUTES 46 SECONDS WEST, 280.0 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

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