

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

DEED IN TRUST

26906438

Form 191 Rev. 11-71

The above space for recorder's use only

550 p u Box 221

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Super Valu Stores, Inc., a Delaware Corporation of the County of Hennepin and State of Minnesota, for and in consideration of the sum of TEN Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Quitclaims unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22nd day of November 1983, and known as Trust Number 59691, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Attached hereto as Exhibit A

1771 185437 (84)

This Document Prepared By: Robert H. Shadur, Esq., 30 North LaSalle Street, Chicago, Illinois 60602

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and abridge said real estate or any part thereof, to dedicate marks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, power, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract restricting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of the lease have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to require into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or about the sale or disposition thereof, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be a lien in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. The intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register any certificate of title or duplicate thereof, or memorial, the words "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and to the Statute of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its seal this 29th day of November

Super Valu Stores, Inc. By: Charles J. Hunt
a Delaware Corporation Attest: William C. Hunt, Registrar

MINNESOTA
STATE OF MINNESOTA
HENNEPIN SS:
COUNTY OF COOK

I, TERESA L. BAKE, a Notary Public in and for said County in the State aforesaid, do hereby certify that Charles J. Hunt, President of Super Valu Stores, Inc., a Delaware Corporation, and William C. Hunt, Assistant Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the latter officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

Given under my hand and notarial seal this 29th day of November, 1983.
Teresa L. Bake
Notary Public



My commission expires May 24, 1990

American National Bank and Trust Company of Chicago
Box 221
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps
12/6/83

Document Number
26906438

TERESA L. BAKE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires May 24, 1990

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

PARCEL 1

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 WITH A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 (SAID EAST LINE OF THE SOUTHEAST 1/4 HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 784.01 FEET TO AN INTERSECTION WITH A LINE 784.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 326.0 FEET;

THENCE SOUTH 84 DEGREES 11 MINUTES 36 SECONDS EAST, 104.99 FEET;
" " 89 " " " 32 " " " 83.0 " ;
" " 61 " " " 26 " " " 13.15 " ;

TO A POINT ON THE WEST LINE OF SOUTH CICERO AVENUE, BEING A LINE 50.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, SAID POINT BEING 465.92 FEET SOUTH OF THE INTERSECTION OF SAID LAST DESCRIBED PARALLEL LINE WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SOUTH CICERO AVENUE, 230.54 FEET TO THE SOUTH LINE OF THE NORTH 2/12 OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 50 MINUTES 52 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 1153.71 FEET TO AN INTERSECTION WITH A LINE 120.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 328.71 FEET TO THE NORTH LINE OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 50 MINUTES 52 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 120.0 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 36.61 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 42 MINUTES 21 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 120.0 FEET TO AN INTERSECTION WITH A LINE 120.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 339.96 FEET TO THE SOUTH LINE OF THE NORTH 10 ACRES OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 36.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE COMMONWEALTH EDISON COMPANY, BEING A LINE 120.0 FEET, AS MEASURED AT RIGHT ANGLES, NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 13 DEGREES 01 MINUTES 47 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 332.90 FEET TO THE CENTER LINE OF STATE ROAD; THENCE SOUTH 49 DEGREES 24 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED CENTER LINE, 9.60 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 11.98 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 746.39 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

26906438

AND ALSO: (cont. next page)

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

PARCEL 2

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 WITH A LINE 769.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 326.0 FEET;

THENCE SOUTH 85 DEGREES 55 MINUTES 09 SECONDS EAST, 104.60 FEET;
89 39 32 94.56

TO A POINT ON THE WEST LINE OF SOUTH CICERO AVENUE, BEING A LINE 50.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, SAID POINT BEING 439.72 FEET SOUTH OF THE INTERSECTION OF SAID LAST DESCRIBED PARALLEL LINE WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SOUTH CICERO AVENUE, 26.20 FEET;

THENCE NORTH 61 DEGREES 31 MINUTES 26 SECONDS WEST, 13.15 FEET;
89 39 32 83.0
84 11 36 104.99

TO AN INTERSECTION WITH A LINE 784.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 326.0 FEET TO AN INTERSECTION WITH A LINE 575.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 30.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The portion of the above described property registered in Torrens:

The South 1/2 of the North West 1/4 of the North East 1/4 of the South East 1/4 of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian (excepting therefrom the West 120 feet thereof), in Cook County, Illinois.

Handwritten signature

26906438

22 DEC 85 3:01

26906438

26906438 A-10

11.00

00

26906438

END OF RECORDED DOCUMENT