

UNOFFICIAL COPY

INDENTURE 7 4 1 4 1

86474141

THIS INDENTURE WITNESSETH, That FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation at 300 Renaissance Center Drive, P.O. Box 43336, Detroit, Michigan 48243 (Grantor), for and in consideration of Ten and 00/100th Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby remise, release, alien and convey to Frank J. Bara, as Trustee of the Frank J. Bara Revocable Trust dated July 26, 1984 and Francis P. Hoffman, as Trustee of the Francis P. Hoffman Revocable Trust dated July 25, 1984, each as to an undivided one-half interest therein, as tenants in common (Grantees), of 1777 River Oaks Drive, Calumet City, Illinois 60409, the real estate in the County of Cook and State of Illinois (the Facilities), more fully described on Exhibit 1 hereto;

Subject to:

1. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements and rights and agreements (whether or not similar to the foregoing) of record.
2. Visible easements and party walls.
3. Applicable zoning and building laws and regulations.
4. The state of facts an accurate survey or personal inspection of the premises would disclose.
5. The lien of applicable taxes for 1986 and subsequent years and water and sewer charges not yet due and payable.
6. Easement over the north 10 (ten) feet of property which adjoins the south line of 159th Street recorded May 5, 1969 as Document Number 20831094 and recorded December 11, 1972 as Document Number 22165848.
7. Grant of Easement in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust Number 21073, as contained in Trustee's Deed recorded December 21, 1973 as Document Number 22577769.
8. Covenants, conditions and restrictions as contained in an agreement made by American National Bank and Trust Company of Chicago under a Trust Agreement, dated December 21, 1964 and known as Trust Number 21073 and Ford Leasing Development Company, a Delaware corporation, recorded December 21, 1973 as Document Number 22577770.
9. Grant of Easement made by Ford Leasing Development Company, a Delaware corporation in favor of Commonwealth Edison Company, recorded October 18, 1978 as Document Number 2467739.
10. Rights of the City of Calumet City as disclosed by dedication recorded October 7, 1975 as Document Number 23247687.
11. Grantor's right of first refusal to purchase the said Facilities for a period of 25 years after the date hereof, pursuant to the terms and conditions of Section 15 of the Purchase Agreement dated as of July 10, 1985 between Grantor and Grantee. A copy of Section 15 may be obtained from Grantor at the address stated above.
12. Grantor's option to purchase the said Facilities at any time prior to the end of the 60th full month following the date hereof pursuant to the terms and conditions of Section 13 of the Purchase Agreement dated as of July 10, 1986 between Grantor and Grantee. A copy of Section 13 may be obtained from Grantor at the address stated above.
13. Grantor's deferred option to purchase the Facilities during a period of one full year following the 16th anniversary of the date hereof pursuant to the terms and conditions of Section 14 of the Purchase Agreement dated as of July 10, 1986 between Grantor and Grantee. A copy of Section 14 may be obtained from Grantor at the address stated above.

STI-86-4072C
J086-1288

REAL ESTATE TRANSFER TAX
2786
Calumet City - City of Homes \$2,720⁰⁰

86474141

PROPERTY

RECORD

THIS INSTRUMENT, THE FORD LEASING DEVELOPMENT COMPANY, INCORPORATED IN ILLINOIS, 400 West Jackson Street, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, has granted, released, aliened and conveyed to Frank A. Grant, as trustee of the Frank A. Grant Revocable Trust dated July 10, 1984 and Francis R. Trust of the Francis R. Hoffman Revocable Trust dated July 10, 1984, 4777 River Oaks Drive, Calumet City, Illinois 60449, the real estate located in Cook and State of Illinois (the facilities), more fully described in Exhibit A hereto;

Subject to:

1. Building and use restrictions, conditions, covenants, exceptions, losses, assessments and rights and agreement not adverse to the foregoing) of record.

2. Vested easements and party walls.

3. Applicable zoning and building laws and regulations.

4. The state of facts an accurate survey of personal property items would disclose.

5. The lien of applicable taxes for 1986 and subsequent years and sewer charges not yet paid and payable.

6. Easement over the north 10 feet foot of property bounded south line of 120th Street, recorded July 2, 1986 as Document 20831004 and recorded December 11, 1977 as Document Number 227770.

7. Grant of easement in favor of American National Bank and Company of Chicago as Trustee under Trust Number 21, 1975 contained in Trustee's deed recorded December 21, 1975, Document Number 227770.

8. Government, conditions and restrictions as contained in the deed recorded December 21, 1975 and in the deed recorded December 21, 1975 as Document Number 227770.

9. Grant of easement made by Ford Leasing Development Company in favor of Commonwealth Edison Company recorded October 18, 1978 as Document Number 407740.

10. Rights of the City of Calumet City as disclosed by recorded October 7, 1975 as Document Number 227770.

11. Grantor's right of first refusal to purchase the said facilities for a period of 25 years after the date hereof, pursuant to the terms and conditions of Section 12 of the Purchase Agreement dated as of July 10, 1984 between Grantor and Grantor. A copy of Section 12 may be obtained from Grantor at the address stated above.

12. Grantor's option to purchase the said facilities at any time prior to the end of the 60th full month following the date hereof pursuant to the terms and conditions of Section 13 of the Purchase Agreement dated as of July 10, 1984 between Grantor and Grantor. A copy of Section 13 may be obtained from Grantor at the address stated above.

13. Grantor's deferred option to purchase the facilities during a period of one full year following the 15th anniversary of the date hereof pursuant to the terms and conditions of Section 14 of the Purchase Agreement dated as of July 10, 1984 between Grantor and Grantor. A copy of Section 14 may be obtained from Grantor at the address stated above.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 CO. NO. 016
 BOOK 117
 PAGE 117
 86474141

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-2-

Notwithstanding any presumption in statute, law, equity or otherwise, Grantor warrants only that is has not done, committed or willingly suffered to be done or committed prior to the date hereof any act or thing whatsoever whereby the title and estate conveyed or any part thereof is or shall be charged or encumbered except as to the matter set forth in Paragraphs 1 through 13 above.

TO HAVE AND TO HOLD the Facilities, together with the appurtenances thereunto appertaining, unto Grantee.

IN WITNESS WHEREOF, Grantor hereunto caused this Indenture to be executed and its corporate seal affixed this 9th day of October 1986.

WITNESS:

FORD LEASING DEVELOPMENT COMPANY

Phyllis J. Walby

By: Arthur Steiner

Its: Assistant Secretary

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 9th day of October 1986 by Arthur Steiner, Assistant Secretary of FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation, on behalf of the corporation.

Jo Ann M. Snavley
Notary Public

6350J/2

JO ANN M. SNAVLEY
Notary Public, Wayne County, MI
My Commission Expires Nov. 18, 1989

Address - 1777 RIVER OAKS DRIVE
CALUMET CITY, IL. 60409

86474141

PIN - 29-24-200-025

Mail to: Box 77
JEAN DEPKOM
SAFECO

UNOFFICIAL COPY

Notwithstanding any provision in statute, law, equity or otherwise, Grantor warrants only that it has not done, committed or willfully omitted to be done or committed prior to the date hereof any act or thing whatsoever whereby the title and estate conveyed or any part thereof is or shall be charged or encumbered except as to the matter set forth in Paragraph 1 through 12 above.

TO HAVE AND TO HOLD the facilities, together with the appurtenances thereto appertaining, unto Grantee,

IN WITNESS WHEREOF, Grantor hereunto caused this Indenture to be executed and its corporate seal affixed this 17th day of January, 1986.

WITNESS: HORD LEASING DEVELOPMENT COMPANY

By: [Signature]
Its Assistant Secretary

[Signature]

STATE OF ILLINOIS
COUNTY OF WABE

The foregoing instrument was acknowledged before me this 17th day of January, 1986 by [Signature] Assistant Secretary of the HORD LEASING DEVELOPMENT COMPANY, a Delaware corporation, on behalf of the corporation.

JOANN M. SHAW
Notary Public, Wabes
My Commission Expires 12/31/88
[Signature]
Notary Public

RECEIVED

Address - 1977 Avenue Park Drive
Calumet City, IL 60409

171-44-24-500-052
JEAN D. KOKOM
Box 17
24760

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EXHIBIT 1

Lot 1 in BARA & HOFFMAN RESUBDIVISION of part of Lot 7 in the Resubdivision of Lot 2 in River Oaks West Unit No. 2 in the North East 1/4 of Section 24, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

TOGETHER with a non-exclusive driveway easement for unobstructed ingress and egress on, over, and through the following described property:

THAT PART OF LOT 7 IN THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2 IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1974 AS DOCUMENT NO. 22596794, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 0 DEGREES 02 MINUTES 11 SECONDS EAST (ALONG THE WEST LINE THEREOF) 195.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 02 MINUTES 11 SECONDS EAST, 36.25 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS EAST, 188.37 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE SOUTH 0 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE LINE BETWEEN LOTS 7 AND 8, A DISTANCE OF 36.25 FEET TO THE NORTH LINE OF THE SOUTH 195.00 FEET OF LOT 7; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS WEST, ALONG SAID NORTH LINE, 188.37 FEET TO THE HEREBY DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

86474141

DEPT-01 RECORDING \$12.00
T#1111 TRAN 0323 10/14/86 10:35:00
#1077 # C * -86-474141
COOK COUNTY RECORDER

86474141

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UNOFFICIAL COPY

Lot 1 in BANA & NORMAN RESUBDIVISION of part of Lot 7 in the Resubdivision of
Lot 1 in River Oaks West Unit No. 2 in the North East 1/4 of Section 34,
Township 25 North, Range 44 East of the Third Principal Meridian, in Cook
County, Illinois.

TOGETHER with a non-exclusive driveway easement for unobstructed ingress and
egress on, over, and through the following described property:

Property of Cook County Clerk's Office

11/11/11

COOK COUNTY CLERK'S OFFICE
11/11/11

11/11/11