

UNOFFICIAL COPY

DEED IN TRUST

(ILLINOIS)

MAR 25 11:26

86114368

COOK  
CO. NO. 016

(The Above Space For Recorder's Use Only)

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THE GRANTOR THE KIRK CORPORATION, a corporation of Illinois  
of the County of Cook and State of Illinois, for and in consideration  
of Ten and No/100 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey and (WARRANT ~~QUIT CLAIM~~) unto  
Palatine National Bank  
Palatine, as Trustee under the provisions of a trust agreement dated the 7th day of February, of  
19 86 and known as Trust Number 4851 hereinafter referred to as "said trustee," regardless of the number  
of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

12.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein  
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or  
any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said  
property 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 premises 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, powers and authorities vested in said trustee; to donate, to dedicate, to  
mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from  
time to time, in possession or reversion, by leases to commence in praesenti 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 198 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 respecting the manner of fixing the amount of present  
or future rentals; to partition or to exchange all property, or any part thereof, for other real or personal property, to grant  
easements or charges of any kind; to release, convey, assign any right, title or interest in or about or easement appurtenant  
to said premises or any part thereof; and to deal with said property 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 in relation to said premises, or to whom said premises or any part  
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any  
purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have  
been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or  
privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other  
instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying  
upon or claiming under any such conveyance, lease or other instrument, at that 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only  
in the earnings, avails and proceeds arising from the sale or 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, legal or equitable, in or to said  
real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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

And the said grantor... hereby expressly waive and release any and all right or benefit under and by virtue of any  
and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this  
day of MARCH, 1986 THE KIRK CORPORATION

(SEAL) BY: Chairman of the Board (SEAL)  
Place Corporate Seal here (SEAL) Attest: Secretary (SEAL)  
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald E. Kirk, Chairman of  
the Board of The Kirk Corporation personally known to me to be the same person whose name subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowledged  
that he signed, sealed and delivered the said instrument as free and  
voluntary act, for the uses and purposes therein set forth, including the release and  
waiver of the right of homestead.

Given under my hand and official seal, this 5th day of MARCH 1986  
Commission expires Sept 6 1987  
NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
414.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP  
414.00

ADDRESS OF PROPERTY:  
46 acres on Park Blvd.  
Streamwood, IL 60103  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
PATRICK CUSTARDO  
1701 E. WOODFIELD RD #414  
SEGAUMBUK, IL 60195

MAIL TO: MR. PATRICK CUSTARDO  
1701 E. WOODFIELD RD.  
SUITE 414  
SEGAUMBUK, IL  
RECORDER'S OFFICE BOX NO. 333

86114368  
DOCUMENT NUMBER

D-3 70-26-949

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Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE  
LEGAL FORMS

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EXHIBIT A 1 4 3 6 8

THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26 AND PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTH WEST CORNER OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, SAID CORNER BEING THE NORTH EAST CORNER OF THE OAKS UNIT NUMBER 2 SUBDIVISION, RECORDED AS DOCUMENT NUMBER 19801129 BOOK 711 OF PLATS, PAGE 25 IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, WHICH IS ALSO THE NORTH LINE OF THE OAKS SUBDIVISION UNIT NUMBER 2, A DISTANCE OF 1177.85 FEET TO THE SOUTH EAST CORNER OF THE OAKS UNIT NUMBER 1 SUBDIVISION RECORDED AS DOCUMENT NUMBER 19801128, BOOK 711 OF PLATS PAGES 10 AND 11 IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS: THENCE NORTH 1 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF THE OAKS UNIT NUMBER 1 A DISTANCE OF 1115.69 FEET TO THE SOUTH EAST CORNER OF A PARCEL OF LAND OWNED BY LUCY BENSON: THENCE CONTINUING NORTH 1 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF THE PARCEL OWNED BY LUCY BENSON, A DISTANCE OF 213.64 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26: THENCE NORTH 89 DEGREES 51 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF THE PARCEL OWNED BY LUCY BENSON AND THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 162.71 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 26: THENCE NORTH 0 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 26, WHICH IS ALSO THE EAST LINE OF A PARCEL OF LAND OWNED BY LEROY FORD, A DISTANCE OF 417.51 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SECTION 26 AND THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AND THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE: THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE ON A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 747.67 FEET WHOSE ARC IS 470.33 FEET AND WHOSE CHORD BEARS SOUTH 61 DEGREES 52 MINUTES 21 SECONDS EAST, A DISTANCE OF 462.61 FEET TO A POINT OF TANGENCY: THENCE SOUTH 79 DEGREES 53 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 306.85 FEET TO A POINT CURVE: THENCE ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 510.00 FEET WHOSE ARC IS 211.00 FEET AND WHOSE CHORD BEARS NORTH 88 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 209.50 FEET TO A POINT OF TANGENCY: THENCE NORTH 76 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 551.48 FEET: THENCE SOUTH 0 DEGREES 0 MINUTES EAST 226.14 FEET: THENCE NORTH 90 DEGREES 0 MINUTES EAST 456.67 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD: THENCE ALONG THE WESTERLY LINE OF PARK BOULEVARD WHICH IS ALONG A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 450.00 FEET AN ARC DISTANCE OF 172.97 FEET AND WHOSE CHORD BEARS SOUTH 22 DEGREES 57 MINUTES 59 SECONDS EAST 171.91 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF PARK BOULEVARD, A DISTANCE OF 925.31 FEET TO A POINT: THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS WEST PARALLEL WITH AND 460.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1179.97 FEET TO THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26: THENCE SOUTH 1 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 460.00 FEET TO THE PLACE OF BEGINNING OF COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26 AND PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26:

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THENCE NORTH 0 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 26, WHICH IS ALSO THE EAST LINE OF A PARCEL OF LAND OWNED BY LEROY FORD, A DISTANCE OF 417.51 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SECTION 26 AND THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AND THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE: THENCE ALONG SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE ON A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 747.67 FEET WHOSE ARC IS 470.33 FEET AND WHOSE CHORD BEARS SOUTH 61 DEGREES 52 MINUTES 21 SECONDS EAST, A DISTANCE OF 462.61 FEET TO A POINT OF TANGENCY: THENCE SOUTH 79 DEGREES 53 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 306.85 FEET TO A POINT OF CURVE: THENCE ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 510.0 FEET, WHOSE ARC IS 211.0 FEET AND WHOSE CHORD BEARS NORTH 88 DEGREES 15 MINUTES 15 SECONDS EAST A DISTANCE OF 209.50 FEET TO A POINT OF TANGENCY: THENCE NORTH 76 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 242.83 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 76 DEGREES 24 MINUTES 03 SECONDS EAST, 308.65 FEET: THENCE SOUTH 0 DEGREES 0 MINUTES EAST 226.14 FEET; THENCE NORTH 90 DEGREES 0 MINUTES EAST 456.67 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD: THENCE ALONG THE WESTERLY LINE OF PARK BOULEVARD WHICH IS ALONG A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 450.0 FEET AN ARC DISTANCE OF 172.97 FEET AND WHOSE CHORD BEARS SOUTH 22 DEGREES 57 MINUTES 59 SECONDS EAST 171.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF PARK BOULEVARD, A DISTANCE OF 291.49 FEET TO A POINT: THENCE SOUTH 90 DEGREES 00 MINUTES WEST 1346.65 FEET: THENCE NORTH 0 DEGREES 00 MINUTES EAST, 342.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH WEST 1/4 OF SECTION 26: THENCE SOUTH 89 DEGREES 51 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4 OF SECTION 26, 360.0 FEET: THENCE NORTH 0 DEGREES 00 MINUTES EAST, 214.09 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EVANS COURT AND PARK BOULEVARD, ACCORDING TO THE PLAT THEREOF RECORDED AS WOODLAND HEIGHTS UNIT NO. 10, AS RECORDED IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT 1825712; THENCE SOUTH 56 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF PARK BOULEVARD FOR THE PLACE OF BEGINNING; THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PARK BOULEVARD, A DISTANCE OF 320.00 FEET TO A POINT; THENCE NORTH 90 DEGREES WEST, A DISTANCE OF 510.00 FEET TO A POINT; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 215.00 FEET TO A POINT; THENCE ALONG A CURVE CONVEX TO THE SOUTH WHOSE RADIUS IS 360.0 FEET AND WHOSE CHORD BEARS NORTH 81 DEGREES 21 MINUTES 11 SECONDS EAST, AND WHOSE LENGTH IS 334.97 FEET TO THE WESTERLY LINE OF SAID PARK BOULEVARD AND THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

~~06-26-102-072~~  
06-26-300-010

46 ACRES ON PARK BLVD  
STREAMWOOD

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; general taxes for the year 1985 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1985;

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