

TRUSTEE'S DEED
IN TRUST

UNOFFICIAL COPY 86241188

FORM 3634

The above space for recorders use only

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THIS INDENTURE, made this 14th day of May, 1986, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 23rd day of January, 1984, and known as Trust Number 60208, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,

as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of May, 1986, and known as Trust Number 64925, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

NOTARY PUBLIC IN ILLINOIS

1986 JUN 13 PM 2:35

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THIS DEED PRESENTS AN EVIDENCE OF THE PAYMENT TO THE REAL ESTATE TAXES. DATED 7/13/86 Doug E. Wambach ATTY.

together with the tenements and appurtenances thereunto belonging

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

THE TERMS CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents, and attested by its Assistant Secretary, the day and year first above written

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY



STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named _____ and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, in their personal capacity, known to me to be the same persons, whose names are subscribed to the foregoing instrument as _____, Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said national banking association for the use and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as a member of the corporate seal of said national banking association, caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

Given under my hand and Notary Seal

Date MAY 14 1986

Notary Public _____

This instrument prepared by:

American National Bank and Trust Company
33 North La Salle Street
Chicago 60690

DELIVERY NAME Douglas E. Wambach, Esquire
STREET 303 E. Wacker Drive, Suite 1000
CITY Chicago, Illinois 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

RECORDED IN OFFICE BOX NUMBER

BOX 339 - HV

This space for affixing riders and revenue stamps

Document Number

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide 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, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 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 respecting 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 easement 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 this trust 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 inquire 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 condition that neither Grantee, 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 it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any 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 then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election 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 only 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, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee 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 or note in the 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.

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EXHIBIT A

8 6 2 4 1 1 3 8

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12 AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY; THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 1203.75 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-71.

1; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE LAST MENTIONED EASTERLY LINE A DISTANCE OF 147.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 750.01 FEET; THENCE NORTH 03 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-82 A DISTANCE OF 350.12 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOREAU DRIVE; THENCE SOUTH 81 DEGREES 41 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE A DISTANCE OF 3.77 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 160.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 49 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 332.71 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 604.08 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 727.75 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 872.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 55.00 FEET; THENCE SOUTH 44 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 170.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 304.71 FEET TO A POINT IN THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PARCEL N-6C-72; THENCE NORTH 81 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 437.18 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID PARCEL THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PARCEL N-6C-72, 437.18 FEET EAST (AS MEASURED ALONG THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY) OF THE WEST LINE OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 18.41 FEET TO A POINT IN THE NORTH LINE OF THE PROPERTY CONDEMNED FOR TOLL HIGHWAY PURPOSES IN CASE NUMBER 72L8204 CIRCUIT COURT OF COOK COUNTY; THENCE NORTH 86 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE LAST DESCRIBED NORTH LINE A DISTANCE OF 182.71 FEET TO A POINT IN THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY, SAID POINT BEING 252.57 FEET EAST (AS MEASURED ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY) OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12; THENCE SOUTH 81 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY, A DISTANCE OF 184.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD

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PRINCIPAL MERIDIAN AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST (DEED) ALONG THE SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY, A DISTANCE OF 1167.77 FEET (DEED) 1168.36 (RECORD), FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE A DISTANCE OF 35.98 FEET (RECORD) TO A POINT ON THE EAST LINE OF A PERMANENT EASEMENT N-6C-71. 1 TO THE ILLINOIS TOLL HIGHWAY COMMISSION RECORDED AS DOCUMENT NUMBER 1687276; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 147.86 FEET (RECORD) 147.32 (DEED); THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST, AN ANGLE OF 0° 54 MINUTES WITH THE LAST LINE EXTENDED (RECORD) A DISTANCE OF 750.01 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST (DEED), FORMING AN ANGLE OF 4 DEGREES 11 MINUTES 43 SECONDS WITH THE LAST DESCRIBED LINE (RECORD) A DISTANCE OF 388.27 FEET (RECORD) 388.31 FEET (CALCULATED); THENCE SOUTH 03 DEGREES 27 MINUTES 52 SECONDS WEST (CALCULATED) A DISTANCE OF 511.08 (RECORD) 512.09 (CALCULATED) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, AND THE NORTHERLY LINE OF THE NORTH WEST TOLLWAY; THENCE NORTH 81 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE NORTH WEST TOLLWAY A DISTANCE OF 1203.75 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-71. 1; THENCE NORTH 03 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE LAST MENTIONED EASTERLY LINE A DISTANCE OF 147.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 04 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 750.01 FEET, THENCE NORTH 03 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF TOLL HIGHWAY PERMANENT EASEMENT PARCEL N-6C-82 A DISTANCE OF 350.12 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOREAU DRIVE; THENCE SOUTH 81 DEGREES 41 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE A DISTANCE OF 3.77 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 160.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55 DEGREES 49 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 332.71 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THOREAU DRIVE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 445.00 FEET AND AN ARC DISTANCE OF 288.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID ARC OF A CIRCLE AND SAID SOUTHERLY LINE OF THOREAU DRIVE AN ARC DISTANCE OF 315.84 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST A DISTANCE OF 727.75

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FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 392.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 45.19 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 262.63 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 63.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 94.04 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET AND HAVING A CHORD DISTANCE OF 145.42 FEET WITH A CHORD BEARING OF SOUTH 22 DEGREES 30 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 149.23 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 109.08 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1093.14 FEET, AN ARC DISTANCE OF 26.08 FEET TO A NON-TANGENT LINE; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 548.12 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 72.15 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 215.30 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 43 SECONDS WEST TO THE POINT OF BEGINNING.

PIN 07-12-101-020-0000
07-12-101-102-0000
07-12-202-006-0000

Address: Thoreau Drive & Meacham Drive, Schaumburg, Illinois

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Malcolm S. Sina, being duly sworn on oath, states that he resides at 100 South Wacker Drive, Suite 900, Chicago, Illinois 60606. 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-
2. the conveyance falls in one of the following exemptions as shown by amended Act which became effective July 17, 1959.
3. 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.
4. 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.
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
6. 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.
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. 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.
9. Conveyances made to correct descriptions in prior conveyances.
10. 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
this 14th day of May, 1982

Donald H. Toupin
NOTARY PUBLIC

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