

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS 87442488

WARRANTY DEED TRUST

1987 AUG 11 AM 10:33

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The above space for recorder's use only

CG 1126012

THIS INDENTURE WITNESSETH, That the Grantor O'Neil Industries, Inc., an Illinois corporation 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 warrants AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 21st day of July 19 87 known as Trust Number 8400, the following described real estate in the County of Cook and State of Illinois, to-wit:

13.00

(See Exhibit "A" attached hereto and made a part hereof.)

SUBJECT ONLY TO:

- (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) general taxes for the year 1986 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1986.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys and 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, to trust and to grant to such successor or successors in trust all of the title, 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 lease to commence in present or future, 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 property, 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 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, as 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, 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, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 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 his records the 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 waive, release 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 by this day of July 19 87 its hand and seal

O'NEIL INDUSTRIES, INC., an Illinois corporation

(Seal) By: X [Signature] President (Seal)

(Seal) Attest: X [Signature] Secretary (Seal)

Prepared by: Peter E. Manis, Hollub & Coff 55 E. Monroe St., Suite 4100 Chicago, IL 60603

State of Illinois } ss 1. Peter E. Manis a Notary Public in and for said County in Cook County, do hereby certify that William E. O'Neil President of O'Neil Industries, Inc. an Illinois corporation, and Patrick A. O'Neil, Secretary of said corporation personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as their 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 notarial seal this 22nd day of July 19 87

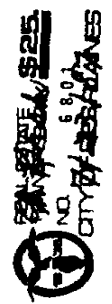
" OFFICIAL SEAL " PETER E. MANIS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/21/87

[Signature] Notary Public

STATE OF ILLINOIS REAL ESTATE TAX DEPARTMENT DEPT OF REVENUE 375.00

87442488

The space for allizing, Riders and Revenue Stamps



REAL ESTATE TAX DEPARTMENT DEPT OF REVENUE 375.00

PARKWAY BANK AND TRUST COMPANY BOX 473

Southeast corner of Northwest Tollway and Elmhurst Road Des Plaines, Illinois

For information only insert street address of above described property

UNOFFICIAL COPY



Property of Cook County Clerk's Office

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Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTH 200 FEET THEREOF), LYING SOUTHEASTERLY OF LANDS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT NUMBER 16899899, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 1/2 (EXCEPT THE WEST 20 ACRES THEREOF) OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL

MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTH WEST 1/4 OF SECTION 25, SAID POINT BEING NORTH 0 DEGREES 10 MINUTES WEST, 82.5 FEET FROM THE CENTER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, 120.7 FEET, ALONG A LINE 82.5 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 69 DEGREES 59 MINUTES WEST, 85.5 FEET TO A POINT 'A'; THENCE NORTHWESTERLY 1199.6 FEET ALONG AN ARC OF A CIRCULAR CURVE WITH A RADIUS OF 17,063.73 FEET AND A CENTER LOCATED SOUTH 20 DEGREES 01 MINUTES WEST FROM SAID POINT 'A'; THENCE NORTH 78 DEGREES 41 MINUTES 33 SECONDS WEST, 674.2 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 25, AND LYING WEST OF THE FOLLOWING DESCRIBED TRACT; COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 10 MINUTES WEST, 82.5 FEET ALONG THE EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 36 MINUTES 20 SECONDS WEST, 120.7 FEET, ALONG A LINE 82.5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 25, TO THE TRUE PLACE OF BEGINNING; THENCE NORTH 69 DEGREES 59 MINUTES WEST, 85.5 FEET TO A POINT 'A'; THENCE NORTHWESTERLY 335.0 FEET ALONG AN ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 17,063.73 FEET AND A CENTER LOCATED SOUTH 20 DEGREES 01 MINUTES WEST FROM SAID POINT 'A'; THENCE SOUTH 6 DEGREES 0 MINUTES WEST, 115 FEET; THENCE SOUTH 38 DEGREES 30 MINUTES EAST, 37.2 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 20 SECONDS EAST, 100.1 FEET ALONG A LINE WHICH IS 82.5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 25 TO THE TRUE PLACE OF BEGINNING; AND LYING NORTH OF THE SOUTH 5 RODS OF SAID SECTION 25, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR A PERIOD OF 99 YEARS COMMENCING ON THE DATE HEREOF FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT DATED MAY 2, 1978 AND RECORDED MARCH 16, 1978 AS DOCUMENT NUMBER 24365499 OVER AND UPON: THAT PART OF THE RIGHT OF WAY OF ELMHURST ROAD OWNED BY THE STATE OF ILLINOIS TOLLWAY COMMISSION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE EAST ALONG THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION, SOUTH 0 DEGREES 14 MINUTES 44 SECONDS EAST, 274.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 0 DEGREES 14 MINUTES 44 SECONDS EAST, 80.00 FEET; THENCE PERPENDICULAR TO AFORESAID SECTION LINE, NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, 69.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELMHURST ROAD; THENCE ALONG AFORESAID RIGHT OF WAY, NORTH 4 DEGREES 54 MINUTES 29 SECONDS EAST, 356.0 FEET TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY LINE, NORTH 4 DEGREES 57 MINUTES 51 SECONDS EAST, 200.88 FEET; THENCE CONTINUING ALONG AFORESAID RIGHT OF WAY LINE, NORTH 0 DEGREES 12 MINUTES 20 SECONDS WEST, 0.24 FEET; THENCE NORTH 25 DEGREES 36 MINUTES 45 SECONDS EAST, 60.00 FEET; THENCE NORTH 85 DEGREES 02 MINUTES 09 SECONDS WEST, 55.13 FEET; THENCE SOUTH 4 DEGREES 57 MINUTES 51 SECONDS WEST PARALLEL TO AND 34 FEET WESTERLY OF THE AFORESAID RIGHT OF WAY IN THE NORTH WEST 1/4 OF SAID SECTION 25, A DISTANCE OF 260.45 FEET TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF SAID SECTION; THENCE SOUTH 4 DEGREES 54 MINUTES 29 SECONDS WEST PARALLEL TO AND 34 FEET WESTERLY OF THE AFORESAID RIGHT OF WAY IN THE SOUTH WEST 1/4 OF SAID SECTION 25, A DISTANCE OF 275.58 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 16 SECONDS WEST, 43.00 FEET TO THE WEST LINE OF SAID SECTION 25, BEING THE POINT OF BEGINNING, FOR THE PURPOSES OF INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

AND 2 FOLLOWING
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED APRIL 5, 1978 AND RECORDED JULY 7, 1980 AS DOCUMENT 25506142 FOR THE PURPOSE OF CONSTRUCTION MAINTAINING AND REPAIRING A ROADWAY FOR THE SOLE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE SOUTH 40 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN PARCEL 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

P.I.N. 08-25-103-005
08-25-102-016
08-25-102-018

Property Address: Southeast corner of Northwest Tollway
and Route 83, Des Plaines, Illinois

87442188

