

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

UNOFFICIAL COPY

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THIS INDENTURE, made this 14th day of August,  
19 87, between Darshan's Illinois Properties Trust, Inc.

a corporation created and existing under and by virtue of the laws of  
the State of Illinois and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and The Bank & Trust Company Of Arlington Heights  
Trust Number # 3794  
900 E Kensington Rd, Arlington Heights, IL 60004  
(NAME AND ADDRESS OF GRANTEE)

party of the second part; WITNESSETH, that the party of the first  
part, for and in consideration of the sum of Ten Dollars  
Dollars and other good and valuable consideration

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority  
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and State of Illinois known and described as  
follows, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 present or in futuro, and upon any terms and for any period or periods  
of time, not exceeding in the case of any single lease 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 re-  
lease, 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 consid-  
erations 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, (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 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 limitations," or words of similar import, in accordance with the statute in such cases made  
and provided.

By Richard F. Nipert  
Vice President  
Attest: Paul J. Maleszewski  
Assistant Secretary

This instrument was prepared by Richard F. Nipert, 9319 N. 107th Street, Milwaukee, WI 53224  
(NAME AND ADDRESS)

MAIL TO: FRED R HARBECKE  
(Name)  
180 N WINSALLE, 1916  
(Address)  
CHICAGO, ILL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
BANK & TRUST CO. OF ARLINGTON HTS.  
(Name)  
900 E. KENSINGTON RD.  
(Address)  
ARLINGTON HTS, ILL 60004  
(City, State and Zip)

BOX 334

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

65972

87468248

Above Space For Recorder's Use Only

87468248

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# UNOFFICIAL COPY

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) ss.

Kathi Halverson, a notary public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard F. Nipert  
personally known to me to be the Vice President of Darshan's Illinois Properties Four, Inc.  
a Illinois corporation, and Paul Maliszewski, personally known to me to be the  
Assistant Secretary of said corporation, and personally known to me to be the same persons whose  
names are subscribed to the foregoing instrument, appeared before me this day in person and severally  
acknowledged that as such vice President and Assistant Secretary, they signed and  
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
authority, given by the Board of Directors of said corporation as their free and voluntary  
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 19 87.

Kathi A. Halverson  
Notary Public Kathi A. Halverson  
Commission expires 12-23-90

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP AUG20'87  
P.C. 11432  
078874  
55.00

COOK CO. NO. 016  
170683  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG20'87  
DEPT. OF REVENUE  
55.00

RECEIVED RECORDING DEPARTMENT FROM 1881 DEPARTMENT 18:13:00  
#7932 # 1881 DEPARTMENT 18:13:00  
COOK COUNTY RECORDER

87168248

SPECIAL WARRANTY DEED

Corporation to Individual

Darshan's Illinois Properties Four, Inc.

TO

The Bank & Trust Company of Arlington

Heights

ADDRESS OF PROPERTY:

1401 S. Arlington Heights Rd.,

Arlington Heights, IL

15.00

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

UNOFFICIAL COPY

RECORDERS OFFICE BOX NO.

OR

FRED R. HERRICK  
 (Name)  
 180 N. WASHINGTON, 1918  
 (Address)  
 (City, State and Zip)  
 610  
 900 E. KENYON ST. (Name)  
 900 E. KENYON ST. (Address)  
 WASHINGTON HTS. I. I. 10004 (City, State and Zip)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by Richard F. Nibert 9319 N. 107th Street Milwaukee, WI 53224 (NAME AND ADDRESS)

By Richard F. Nibert  
 (Name)  
 9319 N. 107th Street Milwaukee, WI 53224  
 (Address)  
 ASSISTANT SECRETARY  
 Attest: [Signature]  
 (Name)  
 Darsman's Illinois Properties Four, Inc.  
 (Name of Corporation)

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 its Vice President, and attested by its Assistant Secretary, the day and year first above written.

Permanent Real Estate Index Number(s): 08-09-401-028 & 08-10-300-099 1401 S. Arlington Heights Rd., Arlington Heights, IL

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said DEFEND, subject to: those items of record premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND defend, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

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 \_\_\_\_\_ 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 \_\_\_\_\_ seal this \_\_\_\_\_  
 day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_  
 Notary Public.

87468248

Property of Cook County Clerk's Office

87468248 800157

SPECIAL WARRANTY DEED

Corporation to Individual

Darshan's Illinois Properties Four, Inc.

TO

The Bank & Trust Company of Arlington

Illinois

ADDRESS OF PROPERTY:

1401 S. Arlington Heights Rd.,

Arlington Heights, IL

UNOFFICIAL COPY

15.00

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

RECORDED  
INDEXED  
AUG 28 1987  
COOK COUNTY RECORDER

COOK COUNTY, ILS  
178683  
078874

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX  
AUG 28 1987  
\$5.00

COOK COUNTY  
REVENUE  
STAR AUG 28 1987  
\$5.00  
REAL ESTATE TRANSACTION TAX

Commission expires 12-23-90  
Notary Public KATH: A. Halverson

GIVEN under my hand and official seal this 13th day of August, 1987,

Kath A. Halverson

Notary Public

Richard F. Nibert

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

personally known to me to be the Vice President of Darshan's Illinois Properties Four, Inc.,

an Illinois corporation, and Paul Maliszewski, personally known to me to be the

Assistant Secretary of said corporation, and personally known to me to be the same persons whose

names are subscribed to the foregoing instrument, appeared before me this day in person and severally

acknowledged that as such Vice President and Assistant Secretary, they signed and

delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to

authority given by the Board of Directors of said corporation as their free and voluntary

act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

STATE OF Wisconsin }  
COUNTY OF Milwaukee }  
ss.

-87-468248



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## EXHIBIT A

### Legal Description to Subject Property

That part of the East Half of Section 9 and that part of the West half of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian described as follows:

Beginning at a point on the East and West Quarter line of said Section 10 and 60 feet East of, measured at right angles to the West line of Section 10; thence South along a line which is 60 feet East of and parallel with the West line of said Section 10, a distance of 186.03 feet to a point, said point being 33 feet Northeasterly of, measured at right angles to, the center line of an existing road; thence Northwesterly along a line that forms an angle of, measured from South to West,  $105^{\circ} 04' 01''$  with the line 60 feet East of and parallel with the West line of said Section 10, a distance of 174.52 feet to the Easterly line of Arlington Heights State Road; thence Northeasterly along the Easterly line of said road approximately 145 feet to a point on the East and West Quarter line of said Section 9; thence East along said line approximately 131 feet to the point of beginning. The Trapezoid, have approximately 143 feet of frontage on State Road, a depth of along the Northerly line of approximately 130 feet and approximately 174.52 feet along the South line, and having an Easterly line of approximately 186 feet in Cook County, Illinois.

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# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

Property of Cook County Clerk's Office

PROPERTY

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK   )

Richard F. Nipert, being duly sworn on oath, states that \_\_\_\_\_ he resides at 1604 E. Chateau Pl. Whitefish Bay, WI, and 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: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE)

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

-OR-

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

- 2. 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.
- 3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. 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.
- 6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the Amended Act, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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.

Richard F. Nipert  
Richard F. Nipert

SUBSCRIBED and SWORN to before me

This 13th day of August, 1987.

Kathi A. Halverson Kathi A. Halverson  
Notary Public expires 12-23-90

My Commission Expires:

Revised: October 15, 1979



