

②

Trustee's Deed #1

87499182

THIS INSTRUMENT Made this 10th day of September 1987 between

UNOFFICIAL COPY

19.00

LA SALLE NATIONAL BANK, a national banking association. Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated 28th day of October 1983, and known as Trust Number 107201, party of the first part, and Nanette Bernier, an unmarried woman party of the second part.

(Address of Grantee(s): 200 East Randolph, Chicago, Illinois)

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars. (\$10.00) and other good and valuable

considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Exhibits A, B, C and D attached hereto and incorporated herein.

Address: 100 Northwest Point, Northwest Point Road, Village of Elk Grove Village, Illinois

together with the tenements and appurtenances thereunto belonging.

PIN - See Exhibit E attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and

to the proper use, benefit and behoof of said party of the second part forever.

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.

Date Buyer, Seller or Representative

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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

ATTEST:

Assistant Secretary

LaSalle National Bank

Trustee as aforesaid,

Assistant Vice President

This instrument was prepared by: Daniel J. Pealman 575 W. Monroe Chicago IL 60604-3693 La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690

BOX 333 - HV

71 15 475 P2

87499182

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

ss:  
*Vicki Smolen*

I, ..... a Notary Public in and for said County,  
**Corinne BeR**

in the State aforesaid, DO HEREBY CERTIFY that.....

Assistant Vice President of LA SALLE NATIONAL BANK, and ..... *Rita Slime Wolter*.....

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *10<sup>th</sup>* day of *Sept* A. D. 19*87*

*Vicki Smolen*  
NOTARY PUBLIC

*5228*  
My Commission Expires

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 SEP 11 PM 1:44

87499182

87499182

Box No.....

## TRUSTEE'S DEED

Address of Property

.....  
.....

**LaSalle National Bank**  
TRUSTEE  
TO

**LaSalle National Bank**  
135 South La Salle Street  
CHICAGO, ILLINOIS 60690  
8028-A AP (6-74)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOTS, 5, 6 AND 9, IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ACCORDANCE WITH THE PLAT OF SUBDIVISION THEREOF RECORDED AUGUST 5, 1987 AS DOCUMENT NO. 87433382 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

87433382

# UNOFFICIAL COPY

rea018/00160-1/55690/alpha  
8/10/87 - 1093

## EXHIBIT B

GRANTOR HEREBY STATES THAT LOTS 5, 6 AND 9 IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ARE EACH SEPARATE "BUILDING SITES" AS DEFINED IN SECTION 1.4 OF THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT DATED DECEMBER 30, 1982 AND RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE ON FEBRUARY 3, 1983, AS DOCUMENT 26495247.

Property of Cook County Clerk's Office

87499182

# UNOFFICIAL COPY

rea018/00160-1/55690/alpha  
8/10/87 - 1093

## EXHIBIT C

GRANTOR HEREBY ASSIGNS, TRANSFERS AND CONVEYS TO GRANTEE ALL OF ITS RIGHT, TITLE AND INTEREST IN AND UNDER PARAGRAPHS 9, 10, 11, 14 AND 15 OF THAT CERTAIN ANNEXATION AGREEMENT BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1980 AND KNOWN AS TRUST NO. 102000 AND THE VILLAGE OF ELK GROVE VILLAGE DATED APRIL 14, 1981 AND RECORDED MAY 1, 1981 IN THE COOK COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT 25857110 (THE "ANNEXATION AGREEMENT") TO GRANTEE, SOLELY TO THE EXTENT THAT SUCH RIGHTS RELATE TO THE OWNERSHIP AND DEVELOPMENT OF LOTS 5, 6 AND 9 IN THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. GRANTEE HEREBY ASSUMES AND AGREES TO BE BOUND BY ALL OF THE COVENANTS, AGREEMENTS AND OBLIGATIONS OF GRANTOR AS DEVELOPER UNDER PARAGRAPHS 9, 10, 11, 14 AND 15 OF THE ANNEXATION AGREEMENT, SOLELY TO THE EXTENT THAT SUCH COVENANTS, AGREEMENTS AND OBLIGATIONS RELATE TO THE OWNERSHIP AND DEVELOPMENT OF LOTS 5, 6 AND 9 AND THE PARK AT NORTHWEST POINT, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16, 21 AND 22 ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

87499182

# UNOFFICIAL COPY

rea018/00160-1/55690/alpha  
8/10/87 - 1093

## EXHIBIT D

This Trustee's Deed is subject to:

1. TERMS, PROVISIONS, CONDITIONS, LIMITATIONS AND AGREEMENTS AS CONTAINED IN ANNEXATION AGREEMENT MADE BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1980 AND KNOWN AS TRUST NUMBER 102000 AND VILLAGE OF ELK GROVE VILLAGE, DATED APRIL 14, 1981 AND RECORDED MAY 1, 1981 AS DOCUMENT 25857110.
2. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE NO. 1442, ANNEXING AND REZONING CERTAIN PROPERTY TO THE VILLAGE OF ELK GROVE VILLAGE AND PLAT ATTACHED THERETO RECORDED MAY 1, 1981 AS DOCUMENT 25857111.
3. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN PLAT OF DEDICATION FOR PUBLIC STREET AND FOR EASEMENT PURPOSES RECORDED APRIL 12, 1983 AS DOCUMENT 26366052. SAID PLAT CONTAINS PROVISIONS FOR EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO INSTALL AND MAINTAIN UNDERGROUND SERVICE WIRES AND THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON SAID PLAT. SAID PLAT FURTHER CONTAINS GRANT AND RESERVATION OF EASEMENTS TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GAS MAINS AND APPURTENANCES AND RESERVES AN EASEMENT FOR DRAINAGE PURPOSES.
4. COVENANTS AND RESTRICTIONS/RELATING TO THE PROHIBITION OF NOXIOUS OR OFFENSIVE ACTIVITIES; THE DETERMINATION OF PERMITTED USES; MEMBERSHIP AND VOTING RIGHTS IN NORTHWEST POINT ASSOCIATION, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS; DESIGNATION OF AN ARCHITECTURAL CONTROL COMMITTEE, AND SUBMISSION OF PLANS AND SPECIFICATIONS THERETO; ESTABLISHMENT OF SETBACK LINES; REGULATION OF OFF-STREET PARKING, SIGNS, LOADING DOCKS AND LOADING AREAS; PROHIBITION OF OUTSIDE STORAGE; REGULATION OF LANDSCAPING, ROOF TOP EQUIPMENT, AND UTILITY CONNECTION; CONSTRUCTION STANDARDS, FENCES, AND WALKWAYS; MAINTENANCE OF BUILDING SITES; TITLE TO, MAINTENANCE OF, AND EASEMENTS UPON, COMMON PROPERTIES; AND EXTENSION OF SAID COVENANTS TO INCLUDE ADDITIONAL PROPERTY; ALL AS CONTAINED IN DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1980 AND KNOWN AS TRUST NUMBER 102000, WHICH DECLARATION DOES NOT CONTAIN A REVISSIONARY OR FORFEITURE CLAUSE.  
*CONTAINED IN THE DECLARATION RECORDED 2/2/83  
AS DOCUMENT 26495247*
5. PROVISIONS OF THE DECLARATION RECORDED FEBRUARY 3, 1983, AS DOCUMENT 26495247, RELATING TO (1) ANNUAL ASSESSMENTS FOR MAINTENANCE OF COMMON PROPERTIES AND (2) SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS TO BE LEVIED BY NORTHWEST POINT ASSOCIATION, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS; AND TO THE CONTINUING LIEN OF SAID ASSESSMENTS ON THE LAND.

57139152

# UNOFFICIAL COPY

6. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, <sup>WITHIN A 50 FOOT WIDE STRIP IMMEDIATELY WITHIN THE</sup> ~~50 FEET OVER THE~~ NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 5 AS SHOWN ON PLAT OF THE PARK AT NORTHWEST POINT SUBDIVISION, RECORDED AUGUST 5, 1987 AS DOCUMENT 87433382, AND AS CONTAINED DOCUMENT 26566052
7. EASEMENT FOR CABLE TELEVISION, <sup>WITHIN A 50 FOOT WIDE STRIP IMMEDIATELY WITHIN</sup> ~~50 FEET OVER THE~~ NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 5 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052
8. EASEMENT FOR WATER, SEWER AND DRAINAGE, <sup>WITHIN A 50 FOOT WIDE STRIP IMMEDIATELY WITHIN</sup> ~~50 FEET OVER THE~~ NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 5 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052
9. <sup>BUILDING LINE 50 FEET FROM</sup> ~~A 50 FOOT BUILDING LINE OVER~~ THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 5 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID
10. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, <sup>WITHIN A 50 FOOT STRIP IMMEDIATELY</sup> ~~OVER THE SOUTHERLY~~ LINE OF LOT 6 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052
11. EASEMENT FOR CABLE TELEVISION, <sup>WITHIN A 50 FOOT STRIP IMMEDIATELY WITHIN</sup> ~~50 FEET OVER THE~~ SOUTHERLY LINE OF LOT 6 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052
12. EASEMENT FOR WATER, SEWER AND DRAINAGE, <sup>WITHIN A 50 FOOT STRIP IMMEDIATELY WITHIN</sup> ~~50 FEET OVER THE~~ SOUTHERLY LINE OF LOT 6 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052
13. <sup>BUILDING LINE 50 FEET FROM</sup> ~~A 50 FOOT BUILDING LINE OVER~~ THE SOUTHERLY LINE OF LOT 6 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID
14. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, <sup>WITHIN A 50 FOOT STRIP IMMEDIATELY WITHIN</sup> ~~OVER THE~~ NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052

87433382

# UNOFFICIAL COPY

WITHIN A 50 FOOT STRIP  
IMMEDIATELY WITHIN

15. EASEMENT FOR CABLE TELEVISION/~~50 FEET~~ OVER THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052

WITHIN A 50 FOOT STRIP  
IMMEDIATELY WITHIN

16. EASEMENT FOR WATER, SEWER AND DRAINAGE/~~50 FEET~~ OVER THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID AND AS CONTAINED DOCUMENT 26566052

17. ~~A 50 FOOT BUILDING LINE OVER~~ BUILDING LINE 50 FEET FROM THE NORTHERLY LINE OF LOT 9 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 87433382, AFORESAID

18. PLAT OF SURVEY BY CHICAGO GUARANTEE SURVEY COMPANY/~~THE~~ DATED JULY 28, 1987, NUMBER 8512014-"F 5", DISCLOSES THAT/~~LAND~~ LIES WITHIN ZONE "C" AN AREA OF MINIMAL FLOODING, AS NOTED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170088 0001-0015 EFFECTIVE DATE MAY 14, 1982 (PROPERTY FALLS WITHIN PANEL 170088 0005 BLOCK WHICH IS NOT PRINTED).

19. EASEMENT AGREEMENT BETWEEN LA SALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 28, 1983 AND KNOWN AS TRUST NO. 107201 AND LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1980 AND KNOWN AS TRUST NO. 102000 AND THE NORTHWEST POINT ASSOCIATION, DATED SEPTEMBER 11, 1987.

20. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

21. LIENS OR ENCUMBRANCES ARISING OUT OF ACTS OF GRANTEE OR THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE.

22. ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES, MAPS, RESOLUTIONS AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE REAL ESTATE DESCRIBED IN EXHIBIT A.

87499182



# UNOFFICIAL COPY

rea018/00160-1/55690/alpha  
8/10/87 - 1093

## EXHIBIT E

### PERMANENT REAL ESTATE INDEX NUMBERS:

08-21-202-067-0000;

08-21-202-068-0000;

08-21-202-069-0000;

08-21-202-070-0000;

08-22-100-008-0000;

08-22-100-009-0000;

08-22-100-010-0000.

*AD*

*Address: 100 Northwest Point, Elk Grove Village*

Property of Cook County Clerk's Office

87499182