

This Indenture **UNOFFICIAL COPY** of **TMK Development, Ltd.**, an Illinois corporation

of the County of Lake 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 unto the Cole Taylor Bank/Skokie formerly known as the SKOKIE TRUST AND SAVINGS BANK, an Illinois corporation located at Skokie, Illinois, as Trustee under the provisions of a trust agreement dated the 24 day of July, 19 87, known as Trust Number 95311, the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 OCT 19 PM 3:21 87562634

Address: Vacant Rail Road Arlington Heights  
South of Flintz

P. I. N. 03-18-102-005-0000 and 03-18-200-008-0000  
SUBJECT TO

13.00

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 is hereby granted to and vested in 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 redivide 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 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 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 any 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 and said trust agreement 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 kind of 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, mortgage, lease or other instrument, and (d) if the conveyance is made by 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 case made and provided, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor sforesaid hereunto set its hand and seal this 1 day of September, 19 87.

MAIL TO:

BOX 333 - CG

By: Terence M. King (SEAL)

Terence M. King, President (SEAL)

SKOKIE TRUST & SAVINGS BANK

4400 OAKTON STREET  
SKOKIE, ILL. 60076

ATTEST  
[Signature]

(SEAL)

(SEAL)

(SEAL)

90-2

This Deed prepared by Steven B. Wolf, Stone, McGuire & Benjamin  
55 E. Monroe St., Suite 3740, Chicago, Illinois 60603

Exempt under provisions of paragraph E section 4 of the Real Estate Transfer Tax Act

87562634

71-30-683(Da)

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STATE OF Illinois  
COUNTY OF Cook } SS

I, David D. Letizia

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terence M. King and Steven B. Wolf

\_\_\_\_\_ who is  
personally known to me to be the same person S whose name is are  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that they signed, sealed and delivered the said  
instrument as his her free and voluntary act and deed 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 30<sup>th</sup> day  
of September, A. D. 19 87.

David D. Letizia

Notary Public

Comm. Exp. October 11, 1987

Property of Cook County Clerk's Office

CONVEYANCE IN TRUST

DEED

TMK DEVELOPMENT, LTD.

To

Skokie Trust and Savings Bank

AS TRUSTEE

Trust No.

95311

Address of Property

SKOKIE TRUST & BANK

SAVINGS  
4400 CARTON STREET  
SKOKIE, ILL. 60076

PARCEL 1

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THAT PART OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF RAND ROAD, 494.98 FEET SOUTHEASTERLY OF THE SOUTH LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (SAID THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY CONVEYED BY DEED DATED JUNE 8, 1960 RECORDED JUNE 14, 1960 AS DOCUMENT NUMBER 17881277 AND RE-RECORDED JULY 8, 1960 AS DOCUMENT NUMBER 17902237); THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FROM NORTHWESTERLY TO THE NORTHEASTERLY WITH SAID CENTER LINE, A DISTANCE OF 202.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 3.79 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 138 DEGREES 02 MINUTES 03 SECONDS FROM THE SOUTHWESTERLY TO THE NORTHEASTERLY 379.92 FEET; THENCE NORTHWESTERLY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 445.0 FEET, A DISTANCE OF 142.41 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD, 22.81 FEET TO A POINT ON THE SOUTH LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY 834.50 FEET EASTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF THE CENTER OF RAND ROAD; THENCE EAST ON SAID SOUTH RIGHT OF WAY LINE 202.85 FEET TO THE SOUTHWESTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY LINE, 200.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT OF WAY LINE WITH A LINE DRAWN AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD AT A POINT ON SAID CENTER LINE, 472.00 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT; THENCE SOUTHWESTERLY ON SAID LINE DRAWN AT RIGHT ANGLES TO THE CENTER LINE OF RAND ROAD 496.73 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 186.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 6.50 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 10.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 189.50 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 10.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 6.50 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 56.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF RAND ROAD, 309.82 FEET SOUTHEASTERLY OF THE SOUTH LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (SAID THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY CONVEYED BY DEED DATED JUNE 8, 1960 RECORDED JUNE 14, 1960 AS DOCUMENT NUMBER 17881277 AND RE-RECORDED JULY 8, 1960 AS DOCUMENT NUMBER 17902237); THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 131 DEGREES 58 MINUTES 58 SECONDS FROM NORTHWESTERLY TO NORTHEASTERLY WITH SAID CENTER LINE, 459.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 197.70 FEET; THENCE NORTHWESTERLY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 445.0 FEET, A DISTANCE OF 142.41 FEET; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND AS FOLLOWS:

THE NORTHWESTERLY 15 FEET OF LOT "B" IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS GRANTED IN AGREEMENT DATED DECEMBER 20, 1974 AND RECORDED DECEMBER 26, 1974 AS DOCUMENT 22948132 MADE BY AND BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 7, 1969 AND KNOWN AS TRUST NUMBER 22741 AND THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 14, 1961 AND KNOWN AS TRUST NUMBER 14014 IN COOK COUNTY, ILLINOIS.

Also known as

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PARCEL 1: Lot 2 in Huntington Square Subdivision, a Subdivision in Section 18, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, according to the Plat thereof recorded as Document No. 87562632 in Cook County.

PARCEL 2: Easement for the benefit of Parcel 1 for ingress and egress over and across the land as follows: The Northwesterly 15 Feet of Lot "B" in First Addition to Stonebridge Hill Apartments being a Subdivision in the North East 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, as granted in Agreement dated December 20, 1974 and recorded December 26, 1974 as Document Number 22948132 made by and between the Exchange National Bank of Chicago, as Trustee under Trust Agreement dated September 14, 1961 and known as Trust Number 14014, in Cook County, Illinois

Exhibit A-2

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