

TRUSTEE'S DEED

88052002

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 21st day of January, 1988, 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 20th day of February, 1980, and known as Trust Number 49099 party of the first part, and American National Bank and Trust Company of Chicago, as trustee under trust agreement dated January 1, 1988, and known as Trust No. 104369-05 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

that certain real estate as described on Exhibit A attached hereto

Permanent Index Number: 07-12-101-016, Volume 187 2A0  
07-01-101-005, Volume 187  
88052002

Street address: 1931 Meacham Road, Schaumburg, IL

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part, together with the additional powers set forth on Exhibit B attached hereto

87-00837

87-00837 @

VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE  
AND ADMINISTRATION  
REAL ESTATE  
TRANSFER TAX  
DATE 2/1/88  
AMT. PAID \$2,600.00

DEPT-01 RECORDING \$13.00  
#1111 TRAN 02/03/88 14:54:00  
#2101 # \* - - - - -  
COOK COUNTY RECORDER

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereto 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.

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 N. LASALLE, CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian 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 of said National Banking Association for the uses and purposes therein set forth.

OFFICIAL SEAL  
Karen E. Burns  
Notary Public, State of Illinois  
My Commission Expires 8/27/90

under my hand and Notary Seal.  
Date JAN 21 1988  
Karen E. Burns  
Notary Public

DELIVERY NAME: Michael J. Hornbork  
STREET: Webb & Gritlik  
CITY: One State Street  
L. Hartland Conn. 06103

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Walden International P.U.D.

Schaumburg, Illinois

BOX 334

88052002

1300

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

30025008

# UNOFFICIAL COPY

Exhibit A  
Schaumburg, Illinois

### Parcel 1:

Lot 3 in Walden International Subdivision of part of fractional Section 1, and part of the North 1/2 of Section 12, Township 41 North, Range 10 East of the third principal meridian, in Cook County, Illinois, as shown on the plat of subdivision recorded January 30, 1980, as Document 25342431.

### Parcel 2:

Easements for the benefit of Parcel 1 for storm water, drainage, ingress and egress and utilities as established by declaration of protective covenants dated March 17, 1980 and recorded in with the Cook County Recorder of Deeds on March 28, 1980 as Document 25406331 in Cook County, Illinois, and easement for the benefit of Parcel 1 for utilities as established by the plat of subdivision recorded January 30, 1980, as Document No. 25342431.

### Parcel 3:

Perpetual and Non-Exclusive easement for the benefit of Parcel 1 for ingress and access to, and egress from, the office building located on Parcel 1 as established by agreement dated May 19, 1983 and recorded June 13, 1983 as Document Number 26640290 over the following land: A triangular parcel of land in Lot 4 in Walden International, being a subdivision of part of fractional Section 1 and part of the North half of Section 12, both in Township 41 North, range 10 East of the third principal meridian, as shown on the plat of subdivision recorded January 30, 1980, as document 25342431, more particularly described as follows: Commencing at the Northwest corner of said Lot 4; thence South 85 degrees, 58 minutes, 18 seconds East along the North line of said Lot 4, a distance of 260.55 feet to a point in the Southwesterly edge of an existing concrete walk to the point of beginning; thence South 85 degrees, 58 minutes, 18 seconds East continuing along the North line of Lot 4, a distance of 74.35 feet to a point in the Southeasterly edge of an existing concrete walk; thence South 50 degrees, 47 minutes, 3 seconds West along the Southeasterly edge of said existing concrete walk, a distance of 53.88 feet to a point 36.95 feet South, measured at right angles of said North line of Lot 4; thence North 39 degrees, 31 minutes, 27 seconds West along the Southwesterly edge of said existing concrete walk, a distance of 50.94 feet to the point of beginning, all in Cook County, Illinois.

88052002

0303L

CLERK'S OFFICE

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
Cook County  
REAL ESTATE TRANSFERRING TAX  
REVENUE  
301.00

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
Cook County  
REAL ESTATE TRANSFERRING TAX  
REVENUE  
399.00

# UNOFFICIAL COPY

7-10-03  
20030710 10:00:00

Page 1

The following information was received from the Cook County Clerk's Office on 07/10/03. This information is provided for your information only and is not intended to be used for any other purpose. The information is provided as a courtesy and is not guaranteed to be accurate or complete. The information is provided as of the date of the report and is subject to change without notice.

Property of Cook County Clerk's Office

07/10/03

EXHIBIT B

Property of Cook

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.

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 paths, streets, highways or alleys to create 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, terms and authorities vested in said Trustee, 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 present or in future, 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 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 in 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 Register of Titles of said county) relying 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, and (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 conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything in or by or their agent or attorney 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 thereof, 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 beneficiary 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 or 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 American National Bank and Trust Company of Chicago 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 Register 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 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 of homesteads from sale on execution or otherwise.

88052002

UNOFFICIAL COPY

REGISTERED

Property of Cook County Clerk's Office  
**BOX 334**

2008

THIS DOCUMENT IS THE PROPERTY OF THE CLERK OF THE COUNTY OF COOK. IT IS TO BE KEPT IN THE OFFICE OF THE CLERK OF THE COUNTY OF COOK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CLERK OF THE COUNTY OF COOK.