

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

88368344  
6074.1  
88368344

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Statie Code Chapter 81  
Amount \$86 PAID: Statie

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

88368344

THE GRANTOR MAP Investments Incorporated,  
2230 Main Street, Evanston, Illinois

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 for and in consideration  
of the sum of Ten (\$10.00) and 00/100

12.00

and other consideration \_\_\_\_\_ DOLLARS,  
and pursuant to authority given by the Board of Directors

of said corporation, CONVEYS AND WARRANTS, REMISES, RELEASES AND ALIENS to  
LaSalle National Bank, a national banking association, (The Above Space For Recorder's Use Only)  
of 135 S. LaSalle, Chgo, Il, its successor(s) as Trustee under the provisions of a  
trust agreement dated the 20th day of July, 1988 known as Trust Number 113359,

(NAME AND ADDRESS OF GRANTEE) Cook

the following described Real Estate situated in the County of \_\_\_\_\_  
in the State of Illinois to wit:

PARCEL 1:

LOT 6 IN ZERA SUBDIVISION 3 BEING A SUBDIVISION OF PARTS OF THE SOUTH  
WEST 1/4 OF SECTION 24 AND THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP  
41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES AS RESERVED IN DEED BY  
CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO ALEXANDER A. ZERA,  
JR. AND PHILIP V. ZERA BY DEED RECORDED AS DOCUMENT 25384528, AND AS  
CONTAINED AND CONVEYED IN DEED RECORDED AS DOCUMENT 85308825 OVER THE  
FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 24, AND THE SOUTH EAST 1/4  
OF SECTION 23, ALL IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH WEST 1/4 OF SAID SECTION  
34; THENCE SOUTH 02 DEGREES 28 MINUTES 13 SECONDS WEST 1563.60 FEET ON  
THE WEST LINE OF THE SAID SECTION 24, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 66 DEGREES 13 MINUTES 02 SECONDS EAST 33.46 FEET; THENCE  
SOUTH 02 DEGREES 28 MINUTES 13 SECONDS WEST 225.89 FEET; THENCE SOUTH  
13 DEGREES 36 MINUTES 32 SECONDS EAST 111.58 FEET; THENCE SOUTH 02  
DEGREES 43 MINUTES 28 SECONDS WEST 143.34 FEET; THENCE SOUTH 11 DEGREES  
48 MINUTES 34 SECONDS WEST 382.55 FEET; THENCE SOUTH 24 DEGREES 20  
MINUTES 48 SECONDS WEST 247.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE  
OF OAKTON STREET; THENCE NORTH 89 DEGREES 05 MINUTES 32 SECONDS WEST  
32.70 FEET ON THE NORTHERLY RIGHT OF WAY LINE OF OAKTON STREET; THENCE  
NORTH 89 DEGREES 05 MINUTES 32 SECONDS WEST 32.70 FEET ON THE NORTHERLY  
RIGHT OF WAY LINE OF OAKTON STREET TO THE WESTERLY RIGHT OF WAY LINE OF  
THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE NORTH 24 DEGREES  
20 MINUTES 48 SECONDS EAST 339.95 FEET ON THE SAID WESTERLY RIGHT OF  
WAY LINE TO THE WEST LINE OF THE SAID SECTION 24; THENCE NORTH 02  
DEGREES 28 MINUTES 13 SECONDS EAST 109.43 FEET ON THE WEST LINE OF THE  
SAID SECTION 24; THENCE NORTH 11 DEGREES 48 MINUTES 34 SECONDS EAST  
189.05 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 28 SECONDS EAST 136.66  
FEET; THENCE NORTH 13 DEGREES 36 MINUTES 32 SECONDS WEST 111.52 FEET TO  
THE WEST LINE OF SAID SECTION 24; THENCE NORTH 02 DEGREES 28 MINUTES 13  
SECONDS EAST 215.32 FEET ON THE WEST LINE OF THE SAID SECTION 24 TO THE  
TRUE POINT OF BEGINNING ALL BEING SITUATED IN COOK COUNTY, ILLINOIS.

My Commission Expires May 5, 1992  
Notary Public, State of Illinois

Given under my hand and official seal, this 9th day of August 19 88

Commission expires MAY 5, 1992 Indone C. Reschauer  
John T. Even, Schuyler, Roche NOTARY PUBLIC

This instrument was prepared by S. Zwrner, 3100 Prudential Plaza, Chicago, Illinois 60601  
(NAME AND ADDRESS)

MAIL TO { John C. Dugan  
(Name)  
1000 Statie Blvd  
(Address)  
Wilmette, Illinois 60091  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO BOX 353-GG

COOK COUNTY CLERK  
8 3 4 4  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
21.25  
REVENUE  
STATE AUG 15 88  
Cook County  
REAL ESTATE TRANSACTION TAX  
21.25

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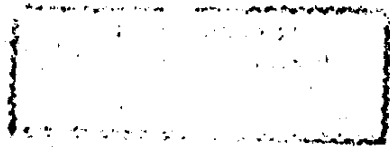
UNOFFICIAL COPY

WARRANTY DEED

(Corporation to Individual)

TO

Property of Cook County Clerk's Office



GEORGE E. COLE  
LEGAL FORMS

88369388

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
52133

STATE OF ILLINOIS  
DEPT. OF REVENUE STAMPS & FEES  
AFFIX RIDERS FOR REVENUE STAMPS HERE  
52125  
REAL ESTATE TRANSFER TAX

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Amount \$85 PAID: Skokie

RECORDER'S OFFICE BOX NO. 1000 Skokie, Ill. 60076  
MAIL TO: John C. Dugan  
1000 Skokie Blvd  
1000 Skokie Blvd  
1000 Skokie Blvd

SEND REVENUE TAX BILLS TO: John T. Even, Schuyler, Roche  
John T. Even, Schuyler, Roche  
3100 Prudential Plaza, Chicago, Illinois 60601

Commission expires MAY 5, 1982  
Given under my hand and official seal, this 9th day of August 1988

IMPRESS  
NOTARIAL SEAL  
DARLENE A. PETSCHAK  
My Commission Expires May 5, 1992  
Notary Public, State of Illinois  
I caused the corporate seal of said corporation to be affixed thereto, and voluntarily given by the Board of Directors of said corporation, as President and Secretary, they signed and delivered the said instrument before me this day in person and severally acknowledged that as such the same persons whose names are subscribed to the foregoing instrument, appeared to me to be personally known to me to be Secretary of said corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the President and Secretary, they signed and delivered the said instrument before me this day in person and severally acknowledged that as such the same persons whose names are subscribed to the foregoing instrument, appeared to me to be the President of the MAP Investments Incorporated

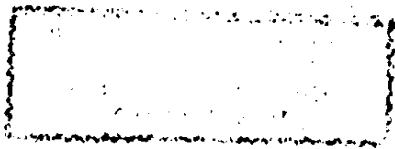
State of Illinois, County of Cook  
and State aforesaid, DO HEREBY CERTIFY, that PHILIP V. ZERA  
is the undersigned, a Notary Public in and for the County  
of Cook, Illinois, and that he is duly qualified and sworn to perform  
the duties of a Notary Public in and for the County of Cook, Illinois.  
Michael B. Roche  
ATTEST  
PHILIP V. ZERA  
BY  
MAP Investments Incorporated  
(NAME OF CORPORATION)  
PRESIDENT  
SECRETARY

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 9th day of August 1988

Addresses) of Real Estate:  
Permanent Real Estate Index Number(s): part of parcels nos. 10-24-500-012-0000 and 10-23-500-003-0000

COOK COUNTY CLERK'S OFFICE  
SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)  
FILED FOR RECORD  
1988 AUG 15 PM 12:45  
88369388  
71119 CAD AM  
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# UNOFFICIAL COPY



Property of Cook County Clerk's Office

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee and its assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its 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 premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- a. Real estate taxes;
- b. Right of way for drainage tiles, ditches, feeders and laterals;
- c. Easement in favor of the Commonwealth Edison Company recorded November 27, 1963 as document 18982386;
- d. Rights of Chicago and Northwestern Transportation Company and its assigns as contained in deed recorded December 4, 1985 as document 85308825; and
- e. Rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for Oakton Street.

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 subdivide 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 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 rents, 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 onsement 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, (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.

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2025/01/08