

This Indenture, made this 26th day of October 1989 between

89519534

**UNOFFICIAL COPY**

LaSalle National Bank, a national banking association, Chicago, Illinois, as Trustee under the provision of a Deed or Deeds

in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 21st day

of November, 1985, and known as Trust Number 110571, party of the first part, and

**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, as Trustee under

**Trust Agreement dated October 30, 1987 and known as Trust 103887-00** part Y of the second part.

(Address of Grantee(s): 33 North LaSalle Street, Chicago, IL 60690)

**Witnesseth**, that said party of the first part, in consideration of the sum of \_\_\_\_\_

-----TEN AND NO/100THS----- Dollars (\$ 10.00 ) and other good and valuable

consideration 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 legal description Exhibit "A" attached hereto and made a part hereof.

See Exhibit "B" for Permitted Exceptions.

6673  
COOK COUNTY CLERK  
10/27/89  
\$ 3291.00

together with the tenements and appurtenances thereunto belonging.

**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.

Property Address: Southwest corner of Barrington & Schaumburg, Schaumburg, Illinois.

Permanent Real Estate Index Number: 06-24-401-001, 06-24-400-002, 06-24-400-001,  
06-24-201-002, 06-24-200-002

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are recited on the reverse side hereof and incorporated herein by reference.

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:

**LaSalle National Bank**

as Trustee as aforesaid,

89519534

  
Assistant Secretary

By   
Assistant Vice President

This instrument was prepared by: Barry Ash, ESQ. 77 W. Washington St., Suite 1211 Chicago, IL 60690	<b>LaSalle National Bank</b> Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690
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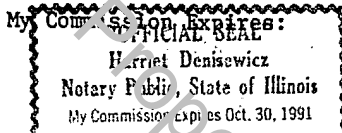
I, Harriet Denisevicz a Notary Public in and for said County,

in the State aforesaid, **Do Hereby Certify** that Corinne Bek

Assistant Vice President of LaSalle National Bank, and William H. Dillon

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 26th day of October A.D. 19 89



*Harriet Denisevicz*  
Notary Public

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 and 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 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 198 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 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.

89519534

Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee  
To

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60690

# UNOFFICIAL COPY

## EXHIBIT A - LEGAL DESCRIPTION

That part of the East 1/2 of Section 24, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows; beginning at a point on the South line of the North 1/2 of the Southeast 1/4 of said Section 24, 1339.00 feet, as measured along said South line, West of the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 24; thence South 89 Degrees 03 Minutes 16 Seconds West along the South line of the North 1/2 of the Southeast 1/4 of said Section 24, 359.00 feet; thence North 00 Degrees 00 Minutes 00 Seconds East, 155.45 feet; thence North 15 Degrees 25 Minutes 20 Seconds East, 176.74 feet; thence North 00 Degrees 00 Minutes 00 Seconds East, 110.00 feet; thence North 45 Degrees 00 Minutes 00 Seconds West, 82.02 feet; thence South 90 Degrees 00 Minutes 00 Seconds West, 304.22 feet; thence South 60 Degrees 00 Minutes 00 Seconds West, 136.00 feet; thence South 90 Degrees 00 Minutes 00 Seconds West, 140.87 feet; thence North 00 Degrees 00 Minutes 00 Seconds East, 128.70 feet; thence Northwesterly along a curved line convex Southwesterly and having a radius of 230.00 feet, an arc distance of 120.69 feet to a point 592.60 feet North and 244.50 feet East of the Southwest corner of the North 1/2 of the Southeast 1/4 said Section 24, as measured along the Vest line of the North 1/2 of the Southeast 1/4 said Section 24 and along a line at right angles thereto (the chord of said arc bears North 78 Degrees 31 Minutes 57 Seconds West, 117.31 feet); thence North 26 Degrees 30 Minutes 00 Seconds East, 340.16 feet; thence North 80 Degrees 15 Minutes 22 Seconds East, 95.74 feet; thence North 48 Degrees 45 Minutes 22 Seconds East, 272.92 feet to a point of curvature; thence Northeasterly along a curved line convex Southeasterly, having a radius of 1000.00 feet and being tangent to said last described line at said last described point, an arc distance of 380.13 feet to a point of tangency (the chord of said arc bears North 37 Degrees 51 Minutes 58 Seconds East, 377.84 feet); thence North 26 Degrees 58 Minutes 35 Seconds East along a line tangent to said last described curved line at said last described point, 113.40 feet to a point of curvature; thence Northeasterly along a curved line convex Northwesterly, having a radius of 550.00 feet and being tangent to said last described line at said last described point, an arc distance of 154.35 feet to a point of tangency (the chord of said arc bears North 35 Degrees 00 Minutes 57 Seconds East, 153.84 feet); thence North 43 Degrees 03 Minutes 20 Seconds East along a line tangent to said last described curved line at said last described point, 380.25 feet to a point on the Southerly line of 100 foot wide Schaumburg Road as relocated, said point being 1868.81 feet, as measured along said Southerly line of Schaumburg Road as relocated, Southeastly, of the intersection of said Southerly line of Schaumburg Road as relocated with the West line of the East 1/2 of said Section 24; thence South 46 Degrees 56 Minutes 40 Seconds East along said Southerly line of Schaumburg Road as relocated, 536.09 feet to a point of curvature in said Southerly line; thence Southeasterly along the Southerly line of said Schaumburg Road as relocated, being a curved line convex Southwesterly, having a radius of 868.51 feet and being tangent to said last described line at said last described point, an arc distance of 163.68 feet to an intersection with the Northerly extension of a line 761.05 feet, as measured at right angles, West of and parallel with the East line of the North 1/2 of the Southeast 1/4 of said Section 24 (the chord of said arc bears South 52 Degrees 20 Minutes 36 Seconds East, 163.44 feet); thence South 00 Degrees 03 Minutes 07 Seconds West along said last described parallel line and said parallel line extended, 695.99 feet to a point on said parallel line, 264.00 feet, as measured along said parallel line, North of the intersection of said parallel line with a line 494.09 feet, as measured at right angles, North of and parallel with the South line of the North 1/2 of the Southeast 1/4 of said Section 24; thence North 89 Degrees 51 Minutes 53 Seconds West, 210.00 feet to an intersection with a line 971.05 feet, as measured at right angles, West of and parallel with the East line of the North 1/2 of the Southeast 1/4 of said Section 24; thence South 00 Degrees 08 Minutes 07 Seconds West along said last described parallel line, 266.98 feet; thence North 66 Degrees 44 Minutes 03 Seconds West, 51.00 feet to a point of curvature; thence Northwesterly along a curved line convex Southwesterly, having a radius of 467.00 feet and being tangent to said last described line at said last described point, an arc distance of 123.34 feet (the chord of said arc bears North 59 Degrees 10 Minutes 03 Seconds West, 122.99 feet); thence South 38 Degrees 23 Minutes 56 Seconds West, 356.57 feet; thence South 00 Degrees 56 Minutes 44 Seconds East, 305.00 feet to the place of beginning, in Cook County, Illinois.

Permanent Tax Numbers: 06-24-401-001  
06-24-400-002  
06-24-400-001  
06-24-201-002  
06-24-200-002

Volume: 061

Said matter affects this and other property.

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FROM FG&L, LTD.

10.24.1989 15:29

P. 2

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## EXHIBIT "B" PERMITTED EXCEPTIONS

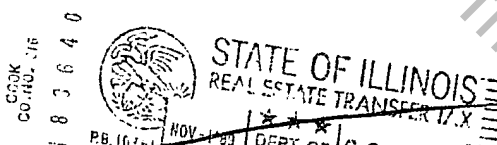
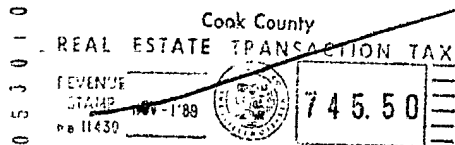
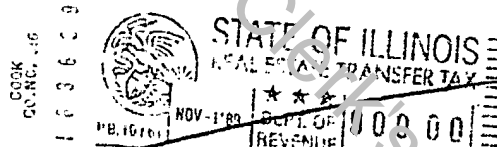
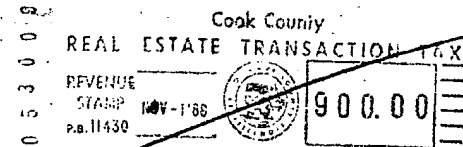
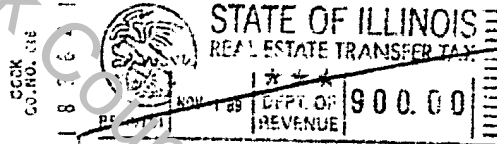
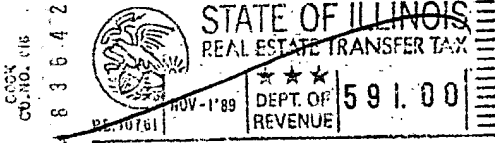
1. Ordinance Number 2625 recorded on April 29, 1986 with the Recorder of Deeds of Cook County, Illinois as Document Number 86,166,828 and Ordinance Number 2852 recorded on August 31, 1987 with the Recorder of Deeds of Cook County, Illinois as Document Number 87,478,819.

2. Notices of requirements for Storm Water Detention recorded on December 18, 1986 with the Recorder of Deeds of Cook County, Illinois as Document Number 86,607,472, and recorded on May 4, 1987 with the Recorder of Deeds of Cook County, Illinois as Document Number 87,236,921.

3. Rights of way for drainage ditches, tiles, feeders and laterals, if any.

4. General real estate taxes for 1989 and subsequent years.

5. Acts of Purchaser.



89519534

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~~PLAT ACT AFFIDAVIT~~  
**UNOFFICIAL COPY**

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF Cook )

Barry Ash, being duly sworn on oath, states that he resides at 2224 N. Sedgwick Chicago, IL. 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:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. 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, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

89519534

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

Barry Ash

SUBSCRIBED AND SWORN to before me this 31<sup>st</sup> day of October, 1989.

Paula Polvin  
NOTARY PUBLIC