

Agreement.

Village in accordance with the terms and provisions of this Subject Property, and the contiguous right-of-way, annexed to the 6. Trustee and Freed desire and propose to have the

municipality.

rate limits of the Village and not within the limits of any other 5. The Subject Property is contiguous to the corpo-

Bank Trust Number 113872.

4. Freed is the sole beneficiary of Lasalle National Limited partner at the present time, Joseph Freed. Freed has one stating of a sole shareholder, Joseph Freed. Freed has one an Illinois corporation incorporated December 5, 1988 and con- general partners, Joseph Freed individually and Freednor, Inc., created on December 12, 1988. Freed is made up of two (2) 3. Freed is an Illinois limited partnership which was

ty").

and, by this reference, made a part hereof (the "Subject Proper- Vermont Avenue and legally described in Exhibit A attached hereto along the west side of the Edens Expressway and 350 feet south of of property known as Forest Preserve District Parcel #8 located 2. Trustee is the owner of record of a certain tract

provisions of the 1970 Constitution of the State of Illinois.

1. The Village is a Home Rule Unit by virtue of the

RECITALS

Illinois limited partnership ("Freed") and JOSEPH FREED. 113872 ("Trustee"), FREED NORTHBROOK LIMITED PARTNERSHIP, an Trust Agreement dated October 25, 1988 and known as Trust Number LA SALE NATIONAL BANK, not individually, but as Trustee under of Trustees of the Village (the "Corporate Authorities"), NORTHBROOK (the "Village") by and through the President and Board 14th day of February, 1989, by and between the VILLAGE OF THIS ANNEXATION AGREEMENT is made and entered into this

ANNEXATION AGREEMENT

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annexing the subject property and all contiguous and adjacent Corporate Authority shall adopt a valid and binding ordinance the execution of this Agreement by all parties hereto, the Adoption of Annexation Ordinance. Subsequent to

incorporated herein as substantive provisions of this Agreement. 1. Premises. The foregoing recitals are hereby

hereby agree as follows:

Ill. Rev. Stat. ch. 24, §11-15.1-1 et seq., the parties hereto do agreements herein set forth, and pursuant to the provisions of In consideration of the premises, mutual covenants and

AGREEMENT

interests of the Village. control the development of the area and would serve the best conditions herein set forth would further include the Village to Property to the Village and its zoning ordinance to the terms and consideration, have concluded that the annexation of the subject 10. The Corporate Authority, after due and careful

have been executed.

accomplish the annexation of the subject property to the Village 9. All petitions and other documents necessary to zoning classification for the subject property.

the recommendations with respect to the requested commercial held such public hearings as are prescribed by law and has made manner provided by law, the Plan Commission of the Village has 2. Pursuant to due notice and advertisement in the

public hearing was held thereon on February 14, 1989. the Northbrook Star on January 26, 1989 as provided by statute, a the Corporate Authority and, pursuant to notice published in form substantially the same as this Agreement, in substance and §11-15.1-1, a proposed Annexation Agreement, in substance and 8. Pursuant to the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code, Ill. Rev. Stat. ch. 24, the Village.

to, and in accordance with, all rules, codes and ordinances of Property or cause the subject property to be developed, pursuant 7. Trustee and Freeholder intend to develop the subject

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rights-of-way and highways to the Village ("the Annexation Ordinance").

3. Adoption of Ordinance Zoning the Property.

Subsequent to the adoption of the Annexation Ordinance, the zoning the subject property into the C-5 Boulevard Commercial District of the Northbrook Zoning Code. Freed does hereby acknowledge that said zoning is presently proper for the subject property. Nothing herein shall prevent Trustees and Freed from petitioning the Village for the necessary zoning and development approvals to develop the subject property and certain contiguous property as a planned unit development. Nothing herein shall bind or obligate the Village to grant such approvals.

4. Future Change in Laws. The Village reserves the right to amend its zoning and subdivision code, its Building Code and other codes and ordinances affecting the development of the subject property at any time as may be reasonably necessary for the protection of the public health, welfare and safety by general Ordinance Amendments applicable to the development of all the property in the Village, but no such amendment of any ordinance as so described shall be either discriminatory in its effect upon the development of the subject property, nor shall it alter, modify delay, restrict or preclude any use of the subject property presently permitted under the C-5 zoning classification of the Northbrook Zoning Code.

5. Water. For the purpose of providing water to the subject property, Freed shall be permitted to connect to the existing Village water mains at such point or points as shall be determined and approved by the Village Engineer. Any connections made by Freed shall be made in such manner, and shall be subject to such fees as prescribed and approved by the Village Engineer and other applicable governmental bodies and agencies having jurisdiction.

6. Sanitary And Storm Sewers. Freed shall provide sanitary sewer and storm sewer service to the subject property by connecting into the existing sanitary and storm sewers at such

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IN WITNESS WHEREOF, the parties have set their hands and affixed their seals on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

VILLAGE OF NORTHBROOK

By: Richard T. Folger  
Village President

ATTEST:

Henry J. Davis  
Village Clerk

FREED NORTHBROOK LIMITED PARTNERSHIP, an Illinois limited partnership

By: Joseph Freed  
General Partner

ATTEST:

William M. Baum

THIS INSTRUMENT IS REQUIRED BY LA SALLE NATIONAL BANK, NOT PERSONALLY LISTED AS TRUSTEE, AS PROVIDED, IN THE CHARTERS OF THE TRUST & AFFIDAVIT CONTRACT, UNDER WHICH IT IS SUCH TRUSTEE. ALL THE TERMS, PROVISIONS, CONDITIONS, COVENANTS & AGREEMENTS TO BE PERFORMED BY LA SALLE NATIONAL BANK ARE UNDERSTOOD EXACTLY AS TREATED BY LA SALLE NATIONAL BANK AND AGREEMENTS HERETOIN MADE AND MADE BY THE TRUSTEE AS PROVIDED, & NOT DEEMED TO BE CONTRACTED ACCORDINGLY, & NO PERSON, FAMILIARITY WITH THE ASSAULT ON THE INTERNATIONAL MONDRIAN LA SALLE NATIONAL BANK BY REASON OF ANY OF THE PROVISIONS, CONDITIONS, PROVISIONS, AGREEMENTS, COVENANTS AND/OR STATUTES CONTAINED IN THIS INSTRUMENT.

By: Joseph Freed  
ASSISTANT VICE PRESIDENT

ATTEST:  
Joseph T. Folger  
ASSISTANT SECRETARY

ATTEST:

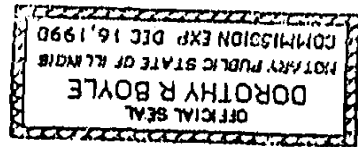
Joseph Freed  
JOSEPH FREED

William M. Baum

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My Commission expires: 12-16-90

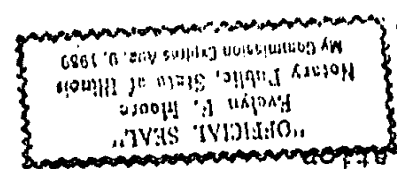


Signature of Notary  
*Dorothy R Boyle*

This instrument was acknowledged before me on April 14, 1989, by JOSEPH FRED, an individual in his individual capacity, and as general partner of Fred Northbrook Limited Partnership, an Illinois limited partnership.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS )

My Commission expires: 8-7-89

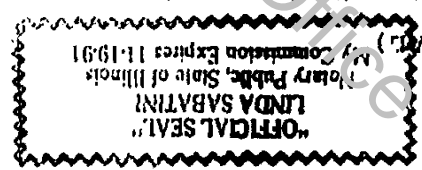


Signature of Notary  
*Evelyn E. Moore*

This instrument was acknowledged before me on March 15, 1987, by Corinne Holt, President of the IA SALLE NATIONAL BANK, a national banking association, and by the Assistant Secretary of said Association.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS )

My Commission expires: 11-19-91



Signature of Notary  
*Linda Sabatini*

This instrument was acknowledged before me on March 28, 1989, by RICHARD T. FALONE, the Village President of THE VILLAGE OF NORTHBROOK, an Illinois municipal corporation, and by Lella Lewis, the Village Clerk of said municipal corporation.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS )

ACKNOWLEDGEMENTS

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COMMUNICATIONS  
SECTION  
OFFICE

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*Handwritten signature*

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T#1111 TRAN 0091 04/04/09 11:51:00  
#0205 # 4 \* - 0 9 - 3 - 4 2 2 6  
COOK COUNTY RECORDER

That part of Government Lot 2 of the  
Northwest 1/4 of Section 2, Township 42  
North, Range 12 East of the Third Principal  
Meridian, in Cook County, Illinois (except  
the west 10.76 acres thereof) lying westerly  
of Edens Expressway.

EXHIBIT A

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COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL STREET, CHICAGO, IL 60602  
TEL: 312.603.1000 FAX: 312.603.1001  
WWW.COOKCOUNTYCLERK.COM

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