

00062996

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, John M. Zawalinski, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of June 19 84, and known as Trust Number 61447, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

COOK COUNTY RECORDER 00062996 0722 1984 06/27/84 102222 64447 7/18/84 00062996

VILLAGE of SKOKIE, ILLINOIS Economic Development Tax Skokie Code Chapter 10 Amount 998138 Tax PAID: Chicago Office

FEB 6 1984

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 parks, streets, highways or alleys to locate 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 subdivision, 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, powers and authorities vested in said Trustee to donate, 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 succession or reversion, for years or for life, or for a term not exceeding 99 years, 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 real estate and to contract respecting the manner of filing the amount of proceeds or future rentals, in part, in exchange for the whole or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or modify any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways that for such other matters as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways aforesaid, 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 in 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 the 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 and against said Trustee, and by said Trust Agreement was in full force and effect, 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 hereunder, for 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 successor in trust, that such successor or successor 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, judgment or decree for anything it or they or its or their agents or attorneys 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 beneficiary hereunder, under said Trust Agreement as their attorney-in-fact, hereby lawfully appointed for such purposes, or, at the election of the Trustee in its own name, or Trustee of an express trust and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whatsoever 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 the same or any of them shall be only in the earnings, profits 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, profits and proceeds thereof, as aforesaid, the limitation hereof being to rest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in such real estate and proceeds.

If the title in any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register the same in the certificate of title or duplicate thereof, or memorial, or 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 causes of action of the State of Illinois, providing for exemption or homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 20th day of August 19 84. John M. Zawalinski

STATE OF Illinois, Kula Papadakos, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that John M. Zawalinski, a bachelor

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, 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 20th day of August A.D. 19 84. Notary Public

My commission expires MY COMMISSION EXPIRES JANUARY 7, 1986

American National Bank and Trust Company of Chicago

For information only insert street address of above described property.

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EXHIBIT "A"

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PARCEL 1:

The North 464.00 feet of that part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, lying West of the East 992.13 feet thereof together with the South 204.00 feet of the North 464.00 feet of the West 81.00 feet of the East 992.1 feet of said Northwest 1/4 of the North West 1/4 of the aforesaid Section 15, all taken as one tract, excepting from the above described tract that part thereof taken for streets and highways, all in Cook County, Illinois.

PARCEL 2:

The West 315.949 feet of the East 654.079 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, excepting from the above described tract the part thereof taken for streets and highways, all in Cook County, Illinois.

PARCEL 3:

The West 338.051 feet of the East 992.13 feet of the South 117.00 feet of the North 282.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, excepting from the above described tract the South 22.00 feet of the West 81.00 feet thereof in Cook County, Illinois.

PARCEL 4:

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The West 338.051 feet of the East 992.13 feet of the North 165.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian, excepting therefrom that part thereof taken for streets and highways in Cook County, Illinois.

PARCEL 5:

The South 182.00 feet of the North 165.00 feet of that part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian lying East of the West line of the East 911.1 feet thereof, and lying West of the West line of the East 654.079 feet thereof, all in Cook County, Illinois.

PARCEL 6:

Easements for ingress, egress and parking as created by Trustee's Deed dated January 1, 1982 and recorded July 30, 1982 as Document 26,306,038 for the use and benefit of Parcels 1, 2 and 3 over the following described land:

That part of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Address of Property: 4709 Golf Road and 4711 Golf Road
Skokie, ILL. 60077

PINS
10-15-100-005
10-15-100-003
10-15-100-010
10-15-100-009
10-15-100-011
10-15-100-004

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Commencing at the intersection of the East line of Skokie Boulevard as per condemnation document 19,504,019 with the South line of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence East along said South line 390.165 feet to the point of beginning; thence North at right angle to the said South line 196.399 feet to a point in the South line of the North 464 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 15, thence East along said North line 221.845 feet to a point in the West line of the East 654.079 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence South along said West line 196.42 feet to a point in the said South line; thence West along said South line 218.966 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 6A:

Leasehold interest as created by instrument dated January 1, 1982 and recorded July 30, 1982 as Document 26,306,041 made by La Salle National Bank, as Trustee under Trust Agreement dated June 30, 1977 and known as Trust Number 52792, Lessor, to La Salle National Bank, as Trustee under Trust Agreement Dated October 15, 1970 and known as Trust Number 41281, Lessee, for a term of 99 years commencing on the date of the leasehold instrument over the following described land:

That part of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the East line of Skokie Boulevard per condemnation Document 19,504,019 with the South line of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence East along said South line 390.165 feet to the point of beginning; thence North at right angles to the said South line 196.399 feet to a point in the South line of the North 464 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence East along said North line 221.845 feet to a point in the West line of the East 654.079 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence South along said West line 196.42 feet to a point in the said South line; thence West along said South line 218.966 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 7:

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Easements for the use and benefit of Parcels 1, 2, 3, 4 and 5 over parts of the following described land:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian (except that part thereof falling in the following streets, Skokie Boulevard, Grosse Pointe road and Simpson Street; and except that part thereof falling in Parcels 1, 2, 3, 4 and 5) as created by Reciprocal Easement and Indenture Agreement recorded December 29, 1970 as Document 21,354,475 as amended by Modification Agreement recorded October 11, 1973 as Document 22,508,585.

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