

This Indenture Made this 29th day of May A.D. 1990, between

FIRST COLONIAL TRUST COMPANY

an Illinois corporation of Oak Park, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Corporation in pursuance of a trust agreement dated the 25th day of

April 1989, and known as Trust Number 5309, party of the first

part, and DEERFIELD FEDERAL SAVINGS AND LOAN, as trustee under Trust Agreement No. 259 dated May 3, 1990 745 Deerfield Road

of the village of Deerfield, County of Lake, State of Illinois, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of 100.00/ hundred (10.00) Dollars, (\$ 10.00) and other good and valuable considerations 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:

LEGAL DESCRIPTION: See Exhibit "A" attached

Common address: 382 Oak Traffic Road, Des Plaines, Illinois 60016

Permanent Index Number: 09-09-001-0195

SEE EXHIBIT "B" ATTACHED

09-09-401-016

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 359.00

REAL ESTATE TRANSACTION TAX REVENUE STAMP JUN-4-90 79.50

Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax. Des Plaines 5/30/90 City of Des Plaines

together with the tenement and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part for the proper use, benefit and behoof of said party of the second part forever.

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 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 Vice President and attested by its Trust Officer, the day and year first above written.

FIRST COLONIAL TRUST COMPANY OAK PARK, ILLINOIS

ATTEST:

as Trustee as aforesaid, By Mary E. Rooney Vice President

Norma J. Haworth Land Trust Officer

THIS DOCUMENT PREPARED BY NORMA J. HAWORTH FIRST COLONIAL TRUST COMPANY 104 North Oak Park Avenue Oak Park, Illinois 60301

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A/B

# UNOFFICIAL COPY

STATE OF ILLINOIS, )

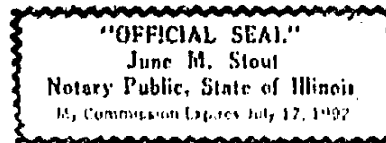
SS:

COUNTY OF COOK, )

I, the undersigned, a Notary Public in and for said County, and State hereby certify that Mary E. Rooney  
Norma J. Haworth, Vice President of FIRST COLONIAL TRUST COMPANY and  
Land Trust Officer of said corporation, personally known to me to  
be the same persons whose names are subscribed to the foregoing instrument, 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 corporation for the uses and purposes therein set forth; and the said Land Trust Officer then  
and there acknowledged that she as custodian of the seal of said corporation, did affix the seal to the foregoing instru-  
ment as her free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein  
set forth.

GIVEN under my hand and notarial seal this 29th day of May, 1990

*June M. Stout*  
NOTARY PUBLIC



Property of Cook County Clerk



Mail to:  
Fred Wilner  
115 N. LaSalle St  
Suite 300  
Chicago, Ill 60610

90265123

Box No. \_\_\_\_\_

**Trustee's Feed**

FIRST COLONIAL TRUST COMPANY  
OAK PARK, ILLINOIS

TRUSTEE  
TO

FIRST COLONIAL TRUST COMPANY  
104 N. OAK PARK AVENUE  
OAK PARK, ILLINOIS 60301

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EXHIBIT "B"

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECT TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED AND INCORPORATED THEREIN 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 IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TRUST AGREEMENT ABOVE MENTIONED.

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 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 present 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 190 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 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.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise

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Schedule B - Part 1

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THE FOLLOWING LEGAL DESCRIPTION AND LANGUAGE MUST APPEAR ON THE DEED FROM THE TRUST IN TITLE TO THE PURCHASER IN ORDER TO CREATE AND INSURE PARCEL 2, AS SHOWN IN SCHEDULE "A" OF THIS COMMITMENT:

THAT PART OF LOT ONE IN OAK TRAILS, A PLANNED UNIT DEVELOPMENT OF PART OF THE LOT 5 IN LEVERENZ BROTHERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF SAID PLANNED UNIT DEVELOPMENT HAVING BEEN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JANUARY 11, 1999 AS DOCUMENT NO. 9901524, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 70 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 66.93 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE SAID LOT, A DISTANCE OF 146.15 FEET FOR A PLACE OF BEGINNING OF SAID PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 01 DEGREE 05 MINUTES 00 SECONDS EAST, 14.97 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 43.0 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 00 SECONDS WEST, 14.17 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS WEST, 43.0 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENTS AND COVENANTS BY GRANTOR DATED DECEMBER 4, 1999 AND AMENDED DECEMBER 13, 1999 AS DOCUMENT NO. 9900230, WHICH IS INCORPORATED HEREBY BY REFERENCE HERETO, GRANTOR HEREBY GRANTS TO GRANTEE, HEIR AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED AND GRANTOR RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENT IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

DEPT-01 RECORDING \$15.25  
T43333 TRAN 8853 06/06/90 12:09:00  
#0042 C \*-90-265121  
COOK COUNTY RECORDER

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