

THIS INDENTURE WITNESSETH, that the Grantor BRANITEK INC, a Delaware Corporation, duly authorized to transact business in the State of Illinois of the County of Chatham and State of Georgia for and in consideration of Ten and 00/100's----- Dollars, and other good and valuable considerations in hand paid. Conveys---and----- unto THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of June 19 87, known as Trust Number 2955, 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, ILLINOIS
DEED FOR RECORD

1990 JUL 27 PM 3:18

90363884

13.00

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TO HAVE AND TO HOLD the said premises 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 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 future, 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 rentals, to partition or to exchange said property, or any part thereof, and 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, rest, 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 thereof, (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 case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under any or any virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from said on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 24th day of July, 1990

BRANITEK INC.

Janice Robles (Seal) BY: *Robert A. Felt* (Seal)

Bonnie B. Kirk (Seal) Attest: *Robert D. Jan* (Seal)

This instrument prepared by: Elizabeth M. Asperger
Keck, Mahin & Cate, 233 South Wacker Drive
8300 Sears Tower, Chicago, Illinois 60606 Phone: 312-876-7362

State of Georgia }
County of Chatham } ss. Kimberly B. Shaw a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ceal D. Adams and Robert A. Felt

*in their respective capacities as President and Secretary of Branitek Inc. 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, sealed and delivered the said instrument as their 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 24th day of July, 1990
Notary Public, Chatham County, GA
My Commission Expires Aug 8, 1993
Kimberly B. Shaw
Notary Public

COOK CO. NO. 018
03169
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
49.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
24.50
JUL 27 1990

90363884

Document Number

Box 768

Dep't In Trust
WARRANTY DEED

UNOFFICIAL COPY

ADDRESS OF PROPERTY

TO

STEEL CITY National BANK
3030 East 92nd Street • Chicago, Illinois 60617

TRUSTEE



STEEL CITY National BANK
3030 East 92nd Street • Chicago, Illinois 60617

Property of Cook County Clerk's Office

48839306

EXHIBIT A

Legal Description:

THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 569.85 FEET OF THE SOUTH 200 FEET OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4) AND (EXCEPT THAT PART TAKEN AS RIDGEGATE UNIT NO. 4 A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS RECORDED FEBRUARY 5, 1988 AS DOCUMENT 88056655) AND (EXCEPT THAT PART TAKEN AS RIDGEGATE UNIT NO. 7 A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS RECORDED JANUARY 3, 1990 AS DOCUMENT 90003066) AND (EXCEPT A PARCEL OF LAND IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE NORTH 00 DEGREES 14 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 200.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 1122.07 FEET TO THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 300.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS WEST ALONG A LINE A DISTANCE OF 191.00 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 300.00 FEET A DISTANCE OF 13.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 29 MINUTES 38 SECONDS WEST ALONG A LINE A DISTANCE OF 221.03 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CIRCLE CONVEX WESTERLY, HAVING A RADIUS OF 366.00 FEET A DISTANCE OF 16.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST ALONG A LINE A DISTANCE OF 468.83 FEET TO A POINT ON A CIRCLE; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCLE CONVEX WESTERLY, HAVING A RADIUS OF 60.00 FEET A DISTANCE OF 109.93 FEET (THE CHORD OF SAID ARC OF A CIRCLE BEARING SOUTH 04 DEGREES 07 MINUTES 37 SECONDS WEST A DISTANCE OF 95.15 FEET) TO A POINT; THENCE SOUTH 41 DEGREES 38 MINUTES 17 SECONDS WEST ALONG A LINE A DISTANCE OF 90.00 FEET TO A POINT; THENCE SOUTH 29 DEGREES 27 MINUTES 17 SECONDS WEST ALONG A LINE A DISTANCE OF 57.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 200 FEET OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 200 FEET A DISTANCE OF 190 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS).

90363884

Commonly Known As: Ridgeway Subdivision (Unit Nos. 5 and 6)
Orland Hills, Illinois

Subject to: General Taxes for the year 1989 and subsequent years; covenants, conditions and restrictions of record

P.I.N.: 27-27-102-009-0000

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