

# UNOFFICIAL COPY

Trustee's Deed

91001516

DEED dated December 4, 1990,

by First Illinois Bank of Evanston, N.A. as trustee under the provisions of a deed, or deeds in trust, duly recorded and delivered to the said bank in pursuance of a trust agreement dated the 18th day of June 1985, and known as Trust Number R-3147 grantor, in favor of American National Bank and Trust Company, OF CHICAGO Trust No. 113044-09, dtd. 11-30-90

grantee, WITNESSETH, That grantor, in consideration of the sum of Ten (\$10.00)

Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes for 1990 and subsequent years and leases as described in the attached Rent Roll.

220445

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-291  
999.00

220440

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN-291  
01.00

and commonly known as: 130-156 Northwest Highway, Palatine together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. CONTINUED ON THE REVERSE SIDE.

Real Estate Tax Number(s): 02-15-201-012; 02-15-201-013; 02-15-201-014

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereto affixed and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year set forth above.

ATTEST: Susan Mack  
ASSISTANT NOTARY PUBLIC

FIRST ILLINOIS BANK OF EVANSTON, N.A.  
as trustee aforesaid  
BY: [Signature]  
Trust Tax Officer

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of the First Illinois Bank of Evanston, N.A., and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December, 1990  
Commission expires \_\_\_\_\_ 19\_\_\_\_  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by First Illinois Bank of Evanston, N.A.

ADDRESS OF PROPERTY  
130-156 Northwest Highway

Palatine, IL  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: American National Bank  
(Name)  
Trust Co. of Chicago  
(Address)

OR RECORDER'S OFFICE BOX NO. 221

(Name)  
(Address)

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT OF \$999.00  
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT OF \$02.00

72-72-535D-20 Castro

91001516

# UNOFFICIAL COPY

T 2061-12/86

TRUSTEE'S DEED

FIRST ILLINOIS BANK OF  
EVANSTON, N.A.

As Trustee

TO

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 AS FOLLOWS:

TO HAVE AND TO HOLD the said premises with appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the real estate 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its 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 amendments thereto, 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 then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interests are hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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.

COOK COUNTY, ILLINOIS

1991 JAN 12 PM 3:17

91001516

91001516

# UNOFFICIAL COPY

Eagle Plaza Shopping Center, 130-156 Northwest Highway, Palatine, Illinois, legally described as follows:

## PARCEL 1

That part of the North East 1/4 of the North East 1/4 of Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the center line of the Northwest Highway and the West Line of said North East 1/4 of the North East 1/4 of Section 13; thence Southeasterly along said center line of Northwest Highway, a distance of 167.31 Feet; thence Northeasterly perpendicular and at right angles to the center line of Northwest Highway a distance of 50 feet to the point of beginning of tract herein described; thence Southeasterly along a line parallel with the center line of said Northwest Highway, a distance of 373 Feet; thence Northerly along a line parallel with the West line of said North East 1/4 of the North East 1/4 of Section 13, a distance of 530 feet; thence Northwesterly along a line parallel with the said center line of Northwest Highway, a distance of 504.99 feet; thence Southerly along a line parallel with the West line of said North East 1/4 of the North East 1/4 of Section 13, a distance of 380 feet; thence Southeasterly along a line parallel with the center line of Northwest Highway, a distance of 182 feet; thence Southwesterly a distance of 141.42 feet to the point of beginning; (Except from said tract that part described as follows:

Beginning at a point in the West line of tract aforesaid 55.5 feet South of the North West corner thereof; thence South along the West line of said tract 214.49 feet thence Southeasterly along a line parallel with the North line of said tract 246.90 feet; thence Northeasterly along a line having an interior angle of 90 degrees 6 minutes 30 seconds with the last described line, a distance of 204.99 feet; thence Southeasterly along a line parallel with the North line of said tract 1.10 feet; thence Northeasterly along a line which is perpendicular to the North line of tract aforesaid, 16.55 feet to a line 33 feet South of and parallel with the North line of said tract; thence Northwesterly along said parallel line a distance of 265.26 feet; thence Westerly along a straight line to the point of beginning) (also except from said tract that part described as follows:

Beginning at a point in the West line of tract aforesaid 305 feet South of the North West Corner thereof; thence South on said West line of tract 75.0 Feet; thence Southeasterly along a line parallel with the center line of Northwest Highway, a distance of 182 Feet; thence Northeasterly along a line at right angles to the last described line 70.71 feet; thence Northwesterly along a straight line to the point of beginning), in Cook County, Illinois;

## PARCEL 2:

A parcel of land lying within the following described tracts:

That part of the North East 1/4 of the North East 1/4 of Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the center line of the Northwest Highway and the West Line of said North East 1/4 of the North East 1/4 of Section 13; thence Southeasterly along said center line of Northwest Highway, a distance of 167.31 feet; thence Northeasterly perpendicular and at right angles to the center line of Northwest Highway a distance of 50 feet to the point beginning of tract herein described; thence Southeasterly along a line parallel with the center line of said Northwest Highway, a distance of 373 feet; thence Northerly along a line parallel with the West line of said North East 1/4 of the North East 1/4 of Section 13, a distance of 530 feet; thence Northwesterly along a line parallel with the said center line of Northwest Highway, a distance of 504.99 feet; thence Southerly along a line parallel with the West line of said North East 1/4 of the North East 1/4 of Section 13, a distance of 380 feet; thence Southeasterly along a line parallel with the center line of Northwest Highway, a distance of 182 feet; thence Southwesterly a distance of 141.42 feet to the point of beginning, said parcel being described as:

Beginning at a point in the West line of tract aforesaid 55.5 feet South of the North West corner thereof; thence South along the West line of said tract 214.49 feet; thence Southeasterly along a line parallel with the North line of said tract 246.90 feet; thence Northeasterly along a line having an interior angle of 90 degrees 6 minutes 30 seconds with the last described line, a distance of 204.99 feet; thence Southeasterly along a line parallel with the North line of said tract 1.10 feet; thence Northeasterly along a line which is perpendicular to the North line of tract aforesaid, 16.55 feet to a line 33 feet South of and parallel with the North line of said tract; thence Northwesterly along said parallel line a distance of 265.26 feet; thence Westerly along a straight line to the point of beginning, in Cook County, Illinois;

91001510

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PARCEL 3:

A Parcel of land lying within the following described tracts:

That part of the North East 1/4 of the North East 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the centerline of the Northwest Highway and the West line of said North East 1/4 of the North East 1/4 of Section 15; thence Southeasterly along said center line of Northwest Highway a distance of 167.31 feet; thence Northeasterly perpendicular and at right angles to the center line of the Northwest Highway a distance of 50 feet to the point of beginning of tract herein described; thence Southeasterly along a line parallel with the center line of said Northwest Highway, a distance of 373 feet; thence Northerly along a line parallel with the West line of said Northeast quarter of Northeast quarter of Section 15, a distance of 530 feet; thence Northwesterly along a line parallel with the said center line of Northwest Highway a distance of 504.99 feet; thence Southerly along a line parallel with the West line of said Northeast quarter of the Northeast quarter of Section 15, a distance of 380 feet; thence Southeasterly along a line parallel with the center line of Northwest Highway, a distance of 182 feet thence Southwesterly a distance of 141.42 feet to the point of beginning, said parcel being described as follows:

Beginning at a point in the West line of tract aforesaid 305 feet south of the Northwest corner thereof; thence South on said West line of said tract, 75.0 feet, to the Southwest corner of said tract; thence Southeasterly on the Southwesterly line of said tract 122.0 feet to an insert corner of said tract; thence Northeasterly at right angles to the last described line 70.71 feet; thence Northwesterly along a straight line to the place of beginning, in Cook County, Illinois.

PIN NO.        02-15-201-012  
                  02-15-201-013  
                  02-15-201-014

91001516

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

PROPERTY	AMOUNT	TAX	DEF.	REMARKS	RECORDING	RELEASE DATE	AMOUNT	REMARKS	
141W 01 <u>REEDS DELICATES</u>	11,111.11	1,111.11	0.00	( ) -	R C	11/78	11/78 11/78	10317 SQ	
141W 02 REEDS DELICATES R.E. TAX	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 03 REEDS DELICATES CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 04 REEDS DELICATES INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 05 <u>REEDS DELICATES R.E. TAX</u>	1,111.11	1,111.11	200.22	(12) 050-7266	R C	05/89	04/94 4/94	1275.5 SQ	
141W 06 REEDS DELICATES CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 07 REEDS DELICATES INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 08 <u>REEDS DELICATES</u>	11,111.11	1,200.00	5.50	708.93	R C	11/86	10/91 10/91	2000 SQ F	
141W 09 REEDS DELICATES R.E. TAX	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 10 REEDS DELICATES CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 11 REEDS DELICATES INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 12 <u>LAND OF PETS</u>	29,500.00	4,000.00	7.25	2,124.00	R C	10/80	09/93 9/93	4000 SF	
141W 13 LAND OF PETS CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 14 LAND OF PETS R.E. TAXES	0.00	0.00	0.00	( ) -	R C	/	/	/	
<b>GROUP TOTAL</b>	<b>111,111.11</b>	<b>16,892.00</b>		<b>3,872.16</b>					
141W 15 <u>ARMED FORCES RECRUITING CENTER</u>	41,870.00	0.00	17.15	0.00	( ) -	R C	09/90	08/94 894	2500 SF
141W 16 ARMED FORCES CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 17 ARMED FORCES	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 18 <u>H &amp; R BUDD</u>	12,000.00	1,500.00	1.40	0.00	( ) -	R C	01/90	04/92 492	1500 SQ FT
141W 19 H & R BUDD R.E. TAXES	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 20 H & R BUDD CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 21 H & R BUDD INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 22 <u>JAE LIM/DAE LIM/DAE LIM</u>	11,500.00	1,500.00	11.70	1,402.50	( ) -	R C	11/90 11/93 10/95	1500 SF 1095	
141W 23 JAE LIM/DAE LIM R.E. TAXES	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 24 JAE LIM/DAE LIM CLAM.	0.00	0.00	0.00	( ) -	R V	/	/	/	
141W 25 JAE LIM/DAE LIM INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 26 <u>OHSON WORLD TRAVEL</u>	17,943.14	2,000.00	8.97	1,220.00	(31) 0358-2120	R C	04/82	03/91 3/91	2000 SQ F
141W 27 OHSON TRAVEL R.E. TAX	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 28 OHSON TRAVEL CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 29 OHSON TRAVEL INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 30 <u>HILLIT'S INTERIOR</u>	11,700.00	2,125.00	7.99	1,151.04	(12) 058-0908	R C	01/85 01/92 12/94 12/94	2125 SQ	
141W 31 HILLIT'S R.E. TAX	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 32 HILLIT'S CLAM.	0.00	0.00	0.00	( ) -	R C	/	/	/	
141W 33 HILLIT'S INS.	0.00	0.00	0.00	( ) -	R C	/	/	/	
<b>GROUP TOTAL</b>	<b>100,000.00</b>	<b>9,625.00</b>		<b>3,800.54</b>					
141W 34 <u>OLYMPIC BARBER</u>	10,817.50	1,275.00	1.50	900.12	(12) 058-0800	R C	12/76 01/91 12/92 12/92	1275 SQ F	
141W 35 OLYMPIC BARBER R.E. TAX	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 36 OLYMPIC BARBER CLAM.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 37 OLYMPIC BARBER INS.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 38 <u>PARCEL POST SERVICE</u>	11,000.00	1,200.00	1.09	1,500.00	(12) 058-0855	R C	10/85	07/91 791	1700 SF
141W 39 PARCEL POST R.E. TAX	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 40 PARCEL POST CLAM.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 41 PARCEL POST INS.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 42 <u>DR. RICHARD BORN</u>	17,001.49	2,299.00	1.42	1,278.17	( ) -	R C	12/88	11/93 11/93	2294 SF
141W 43 RICHARD MEDICAL SERV. R.E. TAX	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 44 RICHARD MEDICAL SERV. CLAM.	0.00	0.00	0.00	0.00	( ) -	R C	12/88	11/93	
141W 45 RICHARD MEDICAL SERV. INS.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 46 <u>PHASE 11</u>	11,120.00	1,127.00	10.01	848.08	( ) -	R C	01/89	03/91 3/91	1017 SQ F
141W 47 PHASE 11 R.E. TAX	0.00	0.00	0.00	0.00	( ) -	R C	/	/	
141W 48 PHASE 11 CLAM.	0.00	0.00	0.00	0.00	( ) -	R C	/	/	

91001516

# UNOFFICIAL COPY

UNIT NO.	CURRENT RATE	UNIT COST	UNIT TYPE	PHONE	DATE		
					START	END	DESC
101	120.00	10.00	1.00	101			
<b>BUILDING TOTAL</b>					<b>12,374.58</b>		
102	120.00	10.00	1.00	102			
<b>BUILDING TOTAL</b>					<b>12,374.58</b>		
<b>BUILDING TOTAL</b>					<b>24,749.16</b>	<b>20.00</b>	<b>2.00</b>
<b>VACANT</b>					<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>BUILDING TOTAL</b>					<b>24,749.16</b>	<b>20.00</b>	<b>2.00</b>
<b>14 UNITS</b>							
<b>TOTAL UNITS</b>							

CURRENT = ALL TENANT CODES MARKED 'C'  
 VACANT = ONLY TENANT CODES MARKED 'V'  
 BUILDING TOTAL = ALL TENANT CODES MARKED 'C', 'V', 'S', OR 'F'.  
 ALL TENANTS MARKED 'S' WILL BE LISTED.  
 IF A UNIT HAS NO TENANTS MARKED 'C', 'V', 'S', OR 'F'  
 ONLY THE FIRST TENANT MARKED 'C', 'V', 'S', OR 'F'  
 WILL BE LISTED.

I hereby certify that this rent roll is true and correct.

WINDSOR MANAGEMENT, INC.  
 d/b/a Sherwin Management

By: [Signature]  
 Its: MANAGER

91001516



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property of Cook County Clerk's Office