

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

THIS INDENTURE, made this 23rd day of January, 1991, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 5th day of November, 1983, and known as Trust Number 60300, party of the first part, and PHOENIX MUTUAL LIFE INSURANCE COMPANY, a specially-chartered Connecticut corporation of One American Row, Hartford, Connecticut 06115 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

See Exhibit 'A' attached hereto and made a part hereof c/k/a 3340 Dundee Road, Northbrook Illinois.

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements oral or written, other than this deed between grantor and grantee with respect to said land.

Subject to: see Exhibit "B" attached hereto and made a part hereof.

together with the tenements and appurtenances thereunto belonging.

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

PROPERTY ADDRESS: 3340 DUNDEE RD, NORTHBROOK, ILL

P.I.N.: 04-05-304-003

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
Trustee as aforesaid, and not personally.



By: *[Signature]* VICE PRESIDENT

Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS, }
COUNTY OF COOK } SS

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LASALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, in the presence of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

My Commission Expires 6/2/92

[Signature] Notary Public
JAN 24 1991

NAME: William A. Holley, III
STREET: Phoenix Mutual Life Insurance Co
CITY: One American Row Hartford, CT 06115

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

INSTRUCTIONS: OR 334
RECORDER'S OFFICE BOX NUMBER

Exempt under Illinois Revised Statutes ch. 120, §1004(m)
(Supp. 1990)

document submitted pursuant to statute for public use

91046125

LTC. 90-01775 (2 of 2) General 88

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EXHIBIT "A"

PARCEL 2:

THE EAST TWO ACRES OF THE WEST SIX ACRES OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF TAKEN IN CASE NO. 70 L 1934 BY THE COUNTY OF COOK) IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY EASEMENT AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK, LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1978 AND KNOWN AS TRUST NUMBER 10-33602-09 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1983 AND KNOWN AS TRUST NO. 60300 DATED JULY 9, 1984 AND RECORDED JULY 13, 1984 AS DOCUMENT NO. 27171232 FOR INGRESS AND EGRESS, DRIVEWAY AND OFF STREET PARKING OVER PORTIONS OF THE WEST TWO ACRES (EXCEPT THE SOUTH 50.0 FEET THEREOF) OF THE EAST FOUR ACRES OF THE WEST 10 ACRES OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
91046125

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EXHIBIT "B"

Mortgage from LaSalle National Bank, as Trustee under Trust Agreement dated February 16, 1978 and known as Trust No. 10-33602-09, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 5, 1983 and known as Trust No. 60300, to Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation, to secure an indebtedness of \$4,300,000.00, dated December 27, 1985 and recorded January 2, 1986 as Document Number 86000352; and, Agreement Regarding Note and Mortgage dated August 1, 1988 recorded June 20, 1989 as Document Number 89281248, amending said Mortgage Document Number 86000352.

Assignment of Rents and Lessor's Interest in Leases made by LaSalle National Bank, as Trustee under Trust Agreement dated February 16, 1978 and known as Trust No. 10-33602-09, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 5, 1983 and known as Trust No. 60300, and Alan H. Israel to Phoenix Mutual Life Insurance Company, a specially chartered Connecticut corporation, dated December 27, 1985 and recorded January 2, 1986 as Document Number 86000353.

Security interest of Phoenix Mutual Life Insurance Company, secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by LaSalle National Bank as Trustee under Trust No. 10-33602-09 and American National Bank and Trust Company of Chicago as Trustee under Trust No. 60300 and Alan H. Israel, debtor, and filed on January 3, 1986 as Document Number 86 U 00426.

DEPT. OF THE CLERK'S OFFICE
 COUNTY OF COOK, ILL.

91016125