

Form 2459 Rev 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 28th day of March, 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 1st day of January, 1988, and known as Trust Number 104369-05, party of the first part, and American Veterinary Medical Association, an Illinois not-for-profit association party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten----- -00/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Permanent Tax Number: 07-12-101-016, Volume 187
Permanent Tax Number: 07-01-101-005, Volume 187
Property Address: 931 Meacham Road, Schaumburg, Illinois

DEPT-01 RECORDING \$16.00
T#3333 TRAN 9267 04/09/91 14:00:00
#9141 C *91-160168
COOK COUNTY RECORDER

91160168

together with the tenements and appurtenances therunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, for the proper use, benefit and behoof, forever, of said party of the second part, subject to the easements, rights and restrictions identified on Exhibit B attached hereto and incorporated herein by this reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the 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 therunto 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 hereto 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 as 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 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, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be hereunto affixed to the 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.

OFFICIAL SEAL
SANDRA L. ISTOVIC
Notary Public, State of Illinois
My Commission Expires 01/16/95

Date 3-28-91
[Signature]
Notary Public

DELIVERY INSTRUCTIONS
NAME: Therese Meyer, Esq.
STREET: Kirkland & Ellis
CITY: 200 East Randolph Drive, Chicago, IL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1931 Meacham Road
Schaumburg, Illinois

RECORDING OFFICE BOX NUMBER BOX 334

91-00064 Comm. PJ

This space for officiating officer's signature and return of recording fee receipt

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Document Number

1600

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10900
VILLAGE OF COOKAUMBERG
DEPT. OF REAL ESTATE
AND ADVALOREM TAXES
4/14/91
2350.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00
DEPT. OF REVENUE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00
DEPT. OF REVENUE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
322.00
DEPT. OF REVENUE

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Exhibit A

Parcel 1:

Lot 3 in Walden International Subdivision of part of fractional Section 1, and part of the North 1/2 of Section 12, Township 41 North, Range 10 East of the third principal meridian, in Cook County, Illinois, as shown on the plat of subdivision recorded January 30, 1980, as Document 25342431.

Parcel 2:

Easements for the benefit of Parcel 1 for storm water, drainage, ingress and egress and utilities as established by declaration of protective covenants dated March 17, 1980 and recorded in with the Cook County Recorder of Deeds on March 28, 1980 as Document 25406331 in Cook County, Illinois, and easement for the benefit of Parcel 1 for utilities as established by the plat of subdivision recorded January 30, 1980, as Document No. 25342431.

Parcel 3:

Perpetual and Non-Exclusive easement for the benefit of Parcel 1 for ingress and access to, and egress from, the office building located on Parcel 1 as established by agreement dated May 19, 1983 and recorded June 13, 1983 as Document Number 26640290 over the following land: A triangular parcel of land in Lot 4 in Walden International, being a subdivision of part of fractional Section 1 and part of the North half of Section 12, both in Township 41 North, Range 10 East of the third principal meridian, as shown on the plat of subdivision recorded January 30, 1980, as document 25342431, more particularly described as follows: Commencing at the Northwest corner of said Lot 4; thence South 85 degrees, 58 minutes, 15 seconds East along the North line of said Lot 4, a distance of 260.55 feet to a point in the Southwesterly edge of an existing concrete walk to the point of beginning; thence South 35 degrees, 58 minutes, 18 seconds East continuing along the North line of Lot 4, a distance of 74.35 feet to a point in the Southeasterly edge of an existing concrete walk; thence South 50 degrees, 47 minutes, 3 seconds West along the Southeasterly edge of said existing concrete walk, a distance of 53.88 feet to a point 36.95 feet South, measured at right angles of said North line of Lot 4; thence North 39 degrees, 31 minutes, 27 seconds West along the Southwesterly edge of said existing concrete walk, a distance of 50.94 feet to the point of beginning, all in Cook County, Illinois.

Permanent Tax Number: 07-12-101-016, Volume 187.

Permanent Tax Number: 07-01-101-005, Volume 187

Property Address: 1931 Meacham Drive, Schaumburg, Illinois.

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EXHIBIT B
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1. General real estate taxes not yet due and payable.
2. Easements for public utilities and drainage as shown on the plat of subdivision recorded as Document Number 25342431, (affects 30 ft. wide and 10 ft. wide strips of land over, across, upon and through Lot 3 as shown on the Plat as marked by dashed lines on said plat and marked "utility easement"), and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.
3. Easement for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, as shown on the plat of subdivision recorded as Document Number 25342431, (affects areas shown above at Number 2), and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.
4. Easement reserved and granted to the Northern Illinois Gas Company, its successors and assigns, in all platted easement areas, streets, alleys and other public ways and places as shown on the plat of said subdivision, said easement to be for installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, as shown on the plat of said subdivision recorded as Document Number 25342431, (affects areas shown above as Number 2), and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.
5. Easements reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, with further provision that no permanent or other structures are to be erected or maintained upon said easements, as contained on the plat of subdivision recorded as Document No. 25342431, and to the terms, provisions and conditions therein contained, (affects areas shown above at Number 2), and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.
6. Terms, provisions, covenants, conditions and restrictions contained in Declaration of Protective Covenants dated March 17, 1980 recorded March 28, 1980 as Document No. 25406331, relating to, among other things obligations of owners, maintenance and upkeep of the land and all improvements and utilities and utility facilities and parking areas and sidewalks, use of the land, prohibition against nuisances or unlawful acts or pollution, prohibitions as to temporary structures, prohibitions as to fences or barriers, easements for drainage and storm water retention, easements for ingress and egress and access, easements for construction and use and maintenance of utilities, construction of storm water detention areas and parking areas and Drummer Drive, development standards, construction or alteration of improvements, landscaping, enclosure of storage areas and service yards, trash receptacles and incinerators, curbs, maximum land coverage by buildings, underground utilities and placements of facilities, screening, signs and prohibitions as to certain signs and billboards, surfaces of drives and parking areas, creation of association of owners and membership in said association and rights and obligations and powers; covenant for assessments and creation of lien, and annual and special assessments, and lien for unpaid and delinquent assessments and charges, and which assessments, liens and charges are subordinate to the lien of the insured mortgage; additional property and obligations therefor, rights of declarant or developer and successors or assigns, subdivision or resubdivision of land, and also the terms and provisions and conditions relating to the easement described and referred to herein as Parcel 2 as created by said Declaration and the rights of adjoining owner or owners to the concurrent use of said Easement described and referred to herein as Parcel 2. Also, Designation and Assignment dated June 26, 1981 recorded June 26, 1981 as Document No. 25919369.

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7. Grant of easement dated September 5, 1980 recorded October 8, 1980 as Document No. 25615940 to Commonwealth Edison Company, an Illinois corporation, its successors and assigns, to construct, operate, maintain, renew, relocate and remove all equipment for the purpose of serving the land and other property with electric service, together with right of access thereto, in, over, under, across, along and upon Lot 3 as shown on the plat attached thereto, and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.

8. Grant of easement dated November 30, 1982 recorded March 28, 1983 as Document No. 26548968 to Commonwealth Edison Company, an Illinois corporation, its successors and assigns, to construct, operate, maintain, renew, relocate and remove all equipment for the purposes of serving the land and other property with electric service, together with right of access thereto, in, over, under, across, along and upon the Easterly 10 feet of Lot 3 and shown on the plat attached thereto, and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.

9. Easements created and granted by Agreement dated May 19, 1983 recorded June 13, 1983 as Document No. 26640290, other than the Easement creating Parcel 3, creating and granting easements shown below at (a.) and (b.) and to the terms, provisions and conditions of said Agreement and also rights of adjoining owner or owners to the concurrent use of said easements:

(a.) Easement for underground general utility purposes, including without limitation, electricity, gas, water, storm sewer, sanitary sewer, and telephone, under that part of Lot 3 consisting of a 20 foot strip of land located between that part of the Westerly boundary line of the right of way of Thoreau Drive which bounds Lot 3 and a line upon Lot 3 twenty (20) feet West of and parallel to said Thoreau Drive boundary line and for the construction, maintenance, repair and replacement of said utilities, and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988;

(b.) Easement for ingress and egress for pedestrian and vehicular traffic over, upon and across driveways and traffic lanes and all other open and/or public areas on Lot 3, and as shown on survey prepared by James, Schaeffer and Schimming, Inc. dated December 23, 1987, revised January 14, 1988.

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