

This Indenture **UNOFFICIAL COPY** A.D. 1980 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 28th day of April

1980 and known as Trust Number 1-5111 party of the first part and ARNOLD PROGG,

divorced, and not remarried, hereby

1003 Longaker Road of the Village

of Northbrook County of Cook State of Illinois

part Y of the second part

WITNESSETH that said party of the first part, in consideration of the sum of Ten and 00/100

Dollars, \$ 10.00 and other good and valuable considerations

to him paid does hereby grant, sell and convey unto said part Y of the second part

all and singular the following described real estate situated in Cook

County, Illinois, to wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 432 Inland Drive, Wheeling, Illinois 60090

Permanent Index Number: 04-12-100-129-0000

**93613316**

This document was prepared by: Mr. Martin K. Blonder  
ROSENTHAL AND SCHANFIELD  
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46th Floor  
Chicago, Illinois 60603

After recording, please mail to Mr. Angelo Mario Vicari  
Diambri, Vicari & Esposito  
5101 Washington Street  
Suite 2A  
Gurnee, Illinois 60016



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with the tenement and appurtenances thereto and shall have full power to execute and deliver to the said party of the second part a deed or deeds in trust duly recorded and delivered to said Corporation in pursuance of a trust agreement dated the 28th day of April 1980 and known as Trust Number 1-5111 party of the first part and ARNOLD PROGG, divorced, and not remarried, hereby

TO HAVE AND TO HOLD unto said part Y of the second part

all and singular the following described real estate situated in Cook County, Illinois, to wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF. Property Address: 432 Inland Drive, Wheeling, Illinois 60090 Permanent Index Number: 04-12-100-129-0000

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 LAND TRUST OFFICER and attested by said Land Trust Officer, the day and year first above written.

FIRST COLONIAL TRUST COMPANY

as Trustee as above said

By [Signature]  
**LAND TRUST OFFICER**

[Signature]  
Land Trust Officer

E 14203 / N 931180 Cook Co, Ill. WB 1

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# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State hereby certify that **JOYCE A. MADSEN** and **AND TRUST OFFICER** of **FIRST COLONIAL TRUST COMPANY** and **AND TRUST OFFICER** of said corporation personally known to me, the said Notary Public, 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 a customary officer of said corporation, did affix the seal to the foregoing instrument 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 December, 1983

*Sharon McLean*  
NOTARY PUBLIC

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Trustee's Deed

FIRST COLONIAL TRUST COMPANY

TRUSTEE

FIRST COLONIAL TRUST COMPANY

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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1248.62 FEET EAST AND 270.79 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST

FOR THIS LEGAL DESCRIPTION):

THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST,	32.79 FEET;
" NORTH 08 " " 56 " 00 " WEST,	56.75 FEET;
" NORTH 81 " " 04 " 00 " EAST,	53.46 FEET;
" SOUTH 08 " " 56 " 00 " EAST,	27.75 FEET;
" SOUTH 36 " " 59 " 56 " WEST,	6.29 FEET;
" SOUTH 08 " " 56 " 00 " EAST,	5.06 FEET;
" SOUTH 81 " " 04 " 00 " WEST,	5.82 FEET;
" SOUTH 08 " " 56 " 00 " EAST,	9.56 FEET;
" SOUTH 36 " " 59 " 45 " WEST,	14.38 FEET

TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

432 Inland Drive  
Wheeling, Illinois  
P.I.N.

03-12-300-129-0000 (1990 and subsequent tax years)

### PARCEL 2:

PERPETUAL EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 17, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

### PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED NOVEMBER 10, 1981 AND RECORDED ON NOVEMBER 12, 1981 AS DOCUMENT NUMBER 26056227 AND BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25806847, 25806846, AS AMENDED BY DOCUMENT NUMBERS 88-253527, AND FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY DOCUMENT NUMBER 88-253528, AND 89-608946.

EXHIBIT "A"

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1. GENERAL TAX STATE TAKEN FOR THE YEAR 1992 AND ALL SUBSEQUENT YEARS.  
2. ANNUAL MAINTENANCE ASSESSMENT OF GRIDDING DRAINAGE DISTRICT NO. 1,  
UNDER LAW SOCKET NO. 2661700, BOOK 402 PAGE(S) 421, FOR 1993 AND  
SUBSEQUENT YEARS.

3. POWER OF ATTORNEY, EXECUTED AND DELIVERED BY THE TWIN OAKS OWNER  
ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION ("TWIN OAKS")  
IN FAVOR OF THE OAKS OWNERS ASSOCIATION ("OAKS ASSOCIATION"), AS  
OF THE 9TH DAY OF NOVEMBER, 1990, AND RECORDED FEBRUARY 19, 1991  
AS DOCUMENT NUMBER 91-076885.

4. NOTICE OF STORM WATER DETENTION REQUIREMENTS RECORDED MAY 8, 1978  
AS DOCUMENT NUMBER 24437086.

5. RIGHTS AND INTERESTS DISCLOSED BY ELECTRICAL AND TELEPHONE  
FACILITIES AGREEMENTS MADE BY HARRIS TRUST AND SAVINGS BANK, AS  
TRUSTEE, UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1979 AND KNOWN  
AS TRUST NUMBER 40017, HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE,  
UNDER TRUST NUMBER 40554, HARRIS TRUST AND SAVINGS BANK, AS  
TRUSTEE, UNDER TRUST NUMBER 40672 AND THE COMMONWEALTH EDISON  
COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED AS  
DOCUMENT NUMBER 25786797.

NOTE: SEE PLAT ATTACHED TO SAID INSTRUMENT FOR LOCATION OF SAID  
EASEMENT.

6. GRANT TO LAY AND MAINTAIN GAS MAINS AND TO ERECT, MAINTAIN AND  
RENEW POLES UPON AND ALONG SO MUCH OF THE HIGHWAY KNOWN AS  
MILWAUKEE AVENUE AS IS UPON OR ADJOINING TO LOT 38 IN THE  
SUBDIVISION OF THE NORTH 1/3 OF THE SOUTH 1/2 OF THE SOUTHWEST  
1/4 OF SECTION 12 FROM LOUIS KAMPS TO PUBLIC SERVICE COMPANY OF  
NORTHERN ILLINOIS RECORDED AS DOCUMENT NUMBER 5425704.

(AFFECTS PARCEL 3)

7. PROPERTY SUBJECT TO THE PROVISIONS OF AGREEMENT RECORDED DECEMBER  
21, 1950 AS DOCUMENT NUMBER 14978152. SAID AGREEMENT MAKES  
MENTION ON AN EASEMENT, IF ANY, FOR MAINTENANCE OF POLES AND  
WIRES GRANTED TO THE PUBLIC SERVICE COMPANY.

8. EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY FOR MAINTENANCE OF  
POLES AND WIRES AS REFERRED TO IN DEED RECORDED AS DOCUMENT  
NUMBER 14225562.

9. GRANT RECORDED AS DOCUMENT NUMBER 18004038 TO NORTHERN ILLINOIS  
GAS COMPANY FOR A UTILITY EASEMENT ALONG THE EAST SIDE OF WOLF  
ROAD.

10. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS  
IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR WOLF ROAD,  
INCLUDING THAT PART DEDICATED FOR WOLF ROAD AND RECORDED AS  
DOCUMENT NUMBER 11973234.

11. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS  
IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR MILWAUKEE  
ROAD.

(AFFECTS PARCEL 3)

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12. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART TAKEN AND USED FOR ROADS, INCLUDING THAT PART USED FOR INLAND DRIVE THAT RUNS ALONG THE NORTH AND SOUTH SIDES OF THE LAND.
13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT INCLUDING MAINTENANCE CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBERS 24666972 AND 25456482.
14. EASEMENT SET FORTH IN DOCUMENT 24666972, AS AMENDED BY AGREEMENT RECORDED MAY 14, 1980 AS DOCUMENT 25456482 AND MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT NUMBERS 88-253527 AND 88-253528, MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1977 AND KNOWN AS TRUST NUMBER 38086 AND WHEELING TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1968 AND KNOWN AS TRUST NUMBERS 631 AND 632 ON, OVER, ACROSS, THROUGH AND UNDER THE LAND FOR THE PURPOSE OF INSTALLING EXTENSIONS AND THE CONTINUOUS USE ON ANY AND ALL UTILITY LINES.
15. RIGHT OF THE PUBLIC AND THE STATE OF ILLINOIS, IN AND TO THAT PART OF THE LAND WHICH IS INCLUDED IN WOLF ROAD.
16. EASEMENT AS CREATED BY GRANT RECORDED JANUARY 23, 1980 AS DOCUMENT 25332747 TO THE COMMONWEALTH EDISON COMPANY.
17. PUBLIC UTILITY EASEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED RECORDED ON FEBRUARY 17, 1981 AS DOCUMENT NUMBERS 25775997, 25786797, 26329652, 26348021 (MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 26466737), 26462004, 26462005, 26854284 AND 86-000862.
18. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS INCLUDING MAINTENANCE CHARGES CONTAIN IN INSTRUMENT LABELLED EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 88-253526.
19. MAINTENANCE CHARGE WITH RESPECT TO AN EASEMENT FOR INGRESS AND EGRESS AS CONTAINED AND NOTED ON PAGE 3 IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 88-253527.
20. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, INCLUDING ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBERS 88-253527, 88-253528, 89-608946, AND 90-083585.
21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION RECORDED FEBRUARY 21, 1990 AS DOCUMENT NUMBER 90083586, AND ALSO CREATING THE OAKS OWNERS ASSOCIATION AND THE CREATION OF ASSESSMENTS TO BE PAID.
22. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, PARCEL 3 AND PARCEL 4 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
23. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2, PARCEL 3 AND PARCEL 4.
24. UNRECORDED LAUNDRY LEASE.
25. EXISTING UNRECORDED LEASES TO TENANTS IN POSSESSION OF APARTMENT UNITS.

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