

# UNOFFICIAL COPY

93027530 5 3 1

This Indenture, made this 8th day of January A.D. 1993, between  
 LaSalle National Trust, N.A., a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds  
 in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 26th day  
 of August, 1988, and known as Trust Number 110235 (the "Trustee"),  
 and Schaumburg Center, Inc., a Delaware corporation (the "Grantee(s)"),

(Address of Grantee(s): c/o Sfbag Investment, Inc., 1301 Avenue of the Americas, New York, New York 10019)

Witnesseth, that the Trustee, in consideration of the sum of Ten and 00/100 Dollars (\$10.00)

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

**LOT 2 IN CHATHAM CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Subject to the permitted exceptions listed on Exhibit attached hereto and incorporated herein.

Property Address: 1901 Roselle Road, Schaumburg, Illinois

Permanent Index Number: 07-10-200-029 FOR RECORD

together with the tenements and appurtenances thereto

93027530

To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

27351 PF  
 VILLAGE OF SCHAUMBURG  
 DEPT. OF FINANCE REAL ESTATE  
 AND ADMINISTRATION TRANSFER TAX  
 DATE 01/08/93  
 AMT. PAID \$ 5,741.50

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Trust, N.A.  
 as Trustee as aforesaid.

*Nancy A. Stack*  
 Assistant Secretary

By *[Signature]*  
 Senior Assistant Vice President

\*\*LaSalle National Trust, N.A., successor trustee to LaSalle National Bank

This instrument was prepared by  
**Alison M. Mitchell, Esq.**  
**Rudnick & Wolfe**  
 203 N. LaSalle Street, Suite 1500  
 Chicago, IL 60601

**LaSalle National Trust, N.A.**  
 Real Estate Trust Department  
 135 South LaSalle Street  
 Chicago, Illinois 60603-4192

74/517621

2900

93027530

# UNOFFICIAL COPY

State of Illinois  
County of Cook

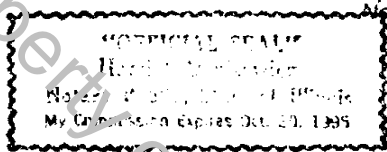
SS:

I, Harriet Denisewicz a Notary Public in and for said County,

in the State aforesaid, **Do Hereby Certify** that Joseph W. Lang  
**Senior**  
**Assistant** Vice President of LaSalle National Trust, N.A., and Nancy A. Stack  
**Assistant** Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **Assistant** Vice President and Assistant Secretary respectively, 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 Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

**Given** under my hand and Notarial Seal this 8th day of January A.D. 1993

*Harriet Denisewicz*  
Notary Public



Property of Cook County Clerk's Office

Box No. BOX 303

TRUSTEE'S DEED

Address of Property

LaSalle National Trust, N.A.

Trustee  
To

BOX 333 - TH

Mail to:

*David Freinberg  
Robinson, St. John & Wayne  
Two Penn Plaza East  
Newark NJ 07102*

LaSalle National Trust, N.A.  
135 South LaSalle Street  
Chicago, Illinois 60603-4192

93027530

# UNOFFICIAL COPY

EXHIBIT A

1. Taxes for the year 1992.
2. MECHANIC'S LIEN CLAIM RECORDED APRIL 26, 1991 AS DOCUMENT 91195649 MADE BY NATIONAL DECORATING SERVICE, INC. AGAINST AXELROD CONSTRUCTION COMPANY AND OTHERS FOR \$4168.00.
3. MECHANIC'S LIEN CLAIM RECORDED MAY 28, 1991 AS DOCUMENT 91252289 MADE BY DONAS MECHANICAL CONTRACTORS, INC. AGAINST AXELROD CONSTRUCTION CO. AND OTHERS FOR \$11,254.00.
4. RIGHTS OF THE OWNERS OF PROPERTY ABUTTING ON THE CREEK FLOWING THROUGH PARTS OF THE LAND, TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CREEK.
5. GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1988 AND KNOWN AS TRUST NUMBER 110235 TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 9, 1988 AS DOCUMENT 88358507 TO CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, USED IN CONNECTION WITH UNDERGROUND TRANSMISSION, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND RIGHT TO REMOVE TREES BUSHES ETC.
6. RECIPROCAL ACCESS EASEMENT AGREEMENT DATED JUNE 29, 1989 RECORDED DECEMBER 14, 1989 AS DOCUMENT 89595460 MADE BY AND AMONG LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1985 AND KNOWN AS TRUST NUMBER 110235, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1989 AND KNOWN AS TRUST NUMBER 1092617, BOULEVARD BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 7, 1981 AND KNOWN AS TRUST NUMBER 6816 (THE CHATHAM OWNERS) AND BOULEVARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1981 AND KNOWN AS TRUST NUMBER 6666, WHEREAS THE CHATHAM OWNERS HAVE PROVIDED FOR THE CONSTRUCTION OF A ROAD (RING ROAD) FOR INGRESS AND EGRESS. THE PURPOSE OF THIS RECIPROCAL EASEMENT IS TO PROVIDE ACCESS BETWEEN ROSELLE ROAD AND COMMERCE DRIVE FOR VEHICLES.
7. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT FOR CONSTRUCTION OF RING ROAD AND INGRESS AND EGRESS EASEMENT RECORDED DECEMBER 14, 1989 AS DOCUMENT 89595460.
8. AGREEMENT FOR PARKING EASEMENT AND WATER STORM SEWER AND SANITARY SEWER EASEMENTS DATED JUNE 29, 1989 AND RECORDED DECEMBER 14, 1989 AS DOCUMENT 89595461 MADE BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1985 AND KNOWN AS TRUST NUMBER 110235 AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1989 AND KNOWN AS TRUST NUMBER 1092617. FIRST AMENDMENT TO AGREEMENT FOR PARKING EASEMENT AND WATER, STORM SEWER AND SANITARY SEWER EASEMENTS, RECORDED JULY 28, 1992 AS DOCUMENT 92551457.

93027530

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9. EASEMENT IN FAVOR OF ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY, AND THE VILLAGE OF SCHAUMBURG, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL FACILITIES NECESSARY TO SERVICE THE SUBDIVISION AND OTHER PROPERTY WITH UTILITIES, CHANNELS AND DRAINAGE AS PROVIDED IN PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92534593, AFFECTING THAT PART OF THE LAND LABELED AS "PUBLIC UTILITY EASEMENT" WITHIN DASHED LINES SHOWN ON SAID PLAT; TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ABOVE OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS, AND THE RIGHT TO ENTER UPON THE LAND FOR ALL THESE PURPOSES, AND THE TERMS THEREOF AS CONTAINED IN SAID DOCUMENT.
10. EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, ITS SUCCESSORS AND ASSIGNS, WITHIN THE STRIP OF LAND SHOWN BY DASHED LINES ON PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT 92534593 AND MARKED "BIKE PATH EASEMENT" TO BE USED FOR A PUBLIC BICYCLE PATH AND FOR NO OTHER PURPOSE, AND THE TERMS CONTAINED IN SAID DOCUMENT.
11. EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, AND DUPAGE COUNTY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER, AND UPON THE AREAS SHOWN AS "DRAINAGE EASEMENT" OR AS "STORMWATER MANAGEMENT EASEMENT" WITHIN DASHED LINES ON PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT 92534593 TO CONSTRUCT, OPERATE, AND MAINTAIN STORM SEWERS, DITCHES, OR OTHER FACILITIES, TOGETHER WITH RIGHT OF ACCESS THERETO, AND THE TERM, PROVISIONS, AND CONDITIONS CONTAINED THEREIN, INCLUDING THE RIGHT BY THE VILLAGE TO LIEN THE LAND IN THE EVENT THE LOT OWNERS FAIL TO MAINTAIN THE DRAINAGE OR STORMWATER EASEMENT, CONTROL EROSION, OR MAINTAIN LANDSCAPING AND GRASS.
12. THE PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92534593 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. Lack of Access.

93027530

Office of Cook County Clerk's Office

UNOFFICIAL COPY

COOK  
CC. NO. 016  
2 1 1 7 8 4

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
998.00  
P.B. 10686

BOOK  
CC. NO. 016  
2 1 1 7 8 2

COOK  
CC. NO. 016  
2 1 1 7 8 6

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
272.09  
P.B. 10686

COOK  
CC. NO. 016  
2 1 1 7 3 8

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

COOK  
CC. NO. 016  
2 1 1 7 9 0

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

COOK  
CC. NO. 016  
2 1 1 7 9 2

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

COOK  
CC. NO. 016  
2 1 1 7 9 4

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
998.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
998.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

COOK  
CC. NO. 016  
2 1 1 7 9 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 12 '93 DEPT. OF REVENUE  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
999.00  
P.B. 10686

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 12 '93  
635.50  
P.B. 10686

93027530

UNOFFICIAL COPY

Property of Cook County Clerk's Office