

93223677

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TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 20th day of November 1992, AND known as Trust Number 95171, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to OPUS NORTH CORPORATION, an Illinois Corporation

of (Address of Grantee) Suite 900, Orchard Point, 9700 Higgins Road, Rosemont, Illinois 60018 the following described real estate in Cook County, Illinois:

Lot 5 in Rivercrest of Crestwood, being a Subdivision of Part of the East Half of Section 33, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat recorded December 17, 1991, as Document Number 91661B48, in Cook County, Illinois

P.I.N. 24-33-408-004 Vol 248

Common Address: 133rd & Cicero, Crestwood, IL

27-

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF (consisting of 3 pages)

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR 25 '93 550.00

COOK CO. NO. 016 3330



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 550.00

COOK CO. NO. 016 3331



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 550.00

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 25th day of March, 1993.

HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally,

BY: [Signature] Vice President

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS,) SS. COUNTY OF COOK)

"OFFICIAL SEAL" Catherine Murphy Notary Public, State of Illinois My Commission Expires 3/6/96

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 HARRIS TRUST AND SAVINGS BANK, 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 Bank 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 Bank caused the corporate seal of said Bank 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 Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of March, 1993

[Signature] NOTARY PUBLIC

DELIVERY Name: O'Brien, [unclear] Street: 135 S. LaSalle City: Chgo 60603 Alt: F. Hogan

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 333

This instrument was prepared by

DOCUMENT NUMBER 93223677

740 - 833 7042

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COOK COUNTY CLERK
FILED FOR RECORD

93 MAR 25 PM 3:16 932223677

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EXHIBIT ^B

Permitted Exceptions - Lot 5

1. TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS; FIRST INSTALLMENT NOT BILLED; 1992 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUGUST 2, 1993.
2. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 17, 1989 AS DOCUMENT 89512967.
3. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE CRESTWOOD REDEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 1988 AS DOCUMENT 88601404.

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED FEBRUARY 3, 1993 AS DOCUMENT 93089181, AND RE-RECORDED ON _____, 1993, AS DOCUMENT NO. _____;

FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED _____, 1993, AS DOCUMENT NO. _____;

FIFTH AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED _____, 1993, AS DOCUMENT NO. _____.

4. RESERVATION SHOWN ON THE PLAT OF RIVERCREST OF CRESTWOOD, AFORESAID, RECORDED DECEMBER 17, 1991 AS DOCUMENT NUMBER 91661848, THAT:

"ANY SANITARY SEWER FACILITIES, STORM SEWER FACILITIES, WATER MAINS, HYDRANTS AND ANY APPURTENANCES RELATED TO SAID FACILITIES INSTALLED IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL, AFTER INSPECTION AND ACCEPTANCE BY THE VILLAGE, BECOME THE PROPERTY OF THE VILLAGE OF CRESTWOOD, TO OWN, OPERATE AND MAINTAIN."

5. GRANT BY WILLIS T. HOWELL TO BADGER PIPE LINE COMPANY DATED OCTOBER 13, 1954 AND RECORDED NOVEMBER 15, 1954 AS DOCUMENT 16071724 OF A RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN A PIPE LINE AND ADDITIONAL PIPE LINES, FOR THE TRANSPORTATION OF GAS OIL, PETROLEUM, OR ANY OF ITS PRODUCTS, WATER AND OTHER SUBSTANCES, AND SUCH DRIPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS, TO INCLUDE THE RIGHT OF INGRESS AND EGRESS AT POINTS CONVENIENT TO GRANTEE FOR THE PURPOSES OF REPAIRING, INSPECTING, RECONSTRUCTING, ALTERING AND REMOVING ANY AND ALL PIPE LINES, OVER AND THROUGH THAT PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH,

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RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF STATE HIGHWAY NO. 83.

6. INTEREST OF BADGER PIPE LINE COMPANY, IF ANY, AND ALL PERSONS CLAIMING THEREUNDER THROUGH OR BY EASEMENT OR EASEMENTS CREATED BY INSTRUMENT DATED OCTOBER 13, 1954 AND RECORDED AS DOCUMENT 16071724.
7. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AS SHOWN ON EXHIBIT ATTACHED THERETO OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 20, 1989 AS DOCUMENT 89551918.
8. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AS SHOWN ON EXHIBIT ATTACHED THERETO OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED APRIL 9, 1990 AS DOCUMENT 90159986.
9. PU AND DRAINAGE EASEMENTS AS SHOWN ON PLAT OF RIVERCREST OF CRESTWOOD, AFORESAID, RECORDED DECEMBER 17, 1991 AS DOCUMENT NUMBER 91661848 OVER:

THE NORTHEASTERLY 10 FEET OF LOT 5; AND, THE NORTHWESTERLY 30 FEET OF THE NORTHEASTERLY 325 FEET (AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF) OF LOT 5, AND, THE SOUTHEASTERLY 15 FEET OF THE NORTHWESTERLY 30 FEET OF THE SOUTHWESTERLY 50 FEET (AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF) OF LOT 5.

10. EASEMENT AGREEMENT DATED MAY 1, 1970 AND RECORDED JANUARY 18, 1973 AS DOCUMENT 22191331 BETWEEN WILLIS T. HOWELL AND THE VILLAGE OF CRESTWOOD, A MUNICIPAL CORPORATION, RELATING TO A 10 FOOT RIGHT OF WAY EASEMENT TO LAY, MAINTAIN, INSPECT, OPERATE, ETC., AN 18" SANITARY SEWER AND OTHER RELATED APPURTENANCES THROUGH, UNDER AND ACROSS THE EAST 10 FEET OF LAND AND OTHER PROPERTY.

(AFFECTS THE LAND UNDERLYING THE EASTERLY 10 FEET OF LOTS 2, 15, 19, 20 & OTHER PROPERTY IN RIVERCREST OF CRESTWOOD, AFORESAID.)

11. DECLARATION OF RESTRICTIONS DATED OCTOBER 19, 1989 AND RECORDED NOVEMBER 13, 1989 AS DOCUMENT 89539853 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1989 AND KNOWN

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AS TRUST NUMBER 108929-09 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1989 AND KNOWN AS TRUST NUMBER 106951-00 RELATING TO THE TYPE OF BUSINESSES TO BE OPERATED ON THE PREMISES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

12. PERPETUAL EASEMENT TO KEEP AND MAINTAIN STORM WATER DRAINAGE SYSTEM AS CREATED BY STORM SEWER EASEMENT AGREEMENT DATED AS OF MARCH ____, 1993, AND RECORDED MARCH ____, 1993 AS DOCUMENT NUMBER _____ FROM HARRIS TRUST AND SAVINGS BANK, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1992 AND KNOWN AS TRUST NUMBER 95171 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1989 AND KNOWN AS TRUST NO. 108950-01 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1989 AND KNOWN AS TRUST NO. 108929-09.
13. INTERESTS AND ENCUMBRANCES CREATED BY PURCHASER.

Cook County Clerk's Office

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