

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

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94804164

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THIS INDENTURE, made this 7 day of September, 1994, between Indiana Insurance Company

a corporation created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Illinois, party of the first part, and The Wallace R. Rachel Revocable Trust under Agreement dated 04/27/94

711 Spruce Ct Glenview 60025  
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 2 in Crest Industrial Center Addition, being a Resubdivision in the West 1/2 of the Southeast 1/4 of Section 3, Township 36 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Subject to and upon the conditions set forth in Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 28-03-400-059  
Address(es) of real estate: 14000-14018 Kildare Street, Crestwood, Illinois

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 its Jr. Vice President, and attested by its Secretary, the day and year first above written.

Indiana Insurance Company,  
an Indiana corporation  
(Name of Corporation)

By W. McCoy Jr. Vice President  
Attest: Kim O. Swarth Secretary

This instrument was prepared by Stephen H. Malato, Esq., Hinshaw & Culbertson, 222 North LaSalle Street, Suite 300, Chicago, IL 60601 (NAME AND ADDRESS)

N94/693 Cook Co. IL  
#  
E117096 (Jul 2)

MAIL TO  
MAIL TO

Levin & Rosen L.L.C.  
(Name)  
4051 Old Orchard Rd  
(Address)  
Skokie IL 60076  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
W. Reibel  
(Name)  
711 Spruce St  
(Address)  
Glenview 60025  
(City, State and Zip)

9500  
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STATE OF Indiana }  
COUNTY OF Hamilton } ss.

I, Carolyn A. Stanley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William L. McLeague personally known to me to be the Si. Vice President of Indiana Insurance Company, an Indiana corporation, and Kim O. Smith, personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Si. Vice President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7<sup>th</sup> day of September, 1994.

Carolyn A. Stanley (Morgan County)  
Notary Public

Commission expires 2/26/97

~~PROPERTY OF COOK COUNTY CLERK'S OFFICE~~  
REAL ESTATE TRANSACTION TAX  
1995 0000  
DR DR

94804164

Box \_\_\_\_\_

## SPECIAL WARRANTY DEED

Corporation to Individual

Indiana Insurance Company

TO

The Wallace R. Rachel  
Revocable Trust under  
Agreement dated 04/27/94

### ADDRESS OF PROPERTY:

14000-14018 South Kildare  
Crestwood, Illinois 60445

MAIL TO:

GEORGE E. COLE®  
LEGAL FORMS

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The conveyance is subject to the following matters of record:

PURSUANT TO THE PLAT FOR CREST INDUSTRIAL CENTER ADDITION RESUBDIVISION RECORDED ON OCTOBER 7, 1987 AS DOCUMENT 87545653, ALL THE PROPERTY DEPICTED ON SAID PLAT, NOT INCLUDING BUILDING SITES, ARE COMMON AREAS AND ARE TO BE USED FOR INGRESS, EGRESS, DRIVEWAY ENTRANCES, LAWN, LANDSCAPING, RECREATION AND ACCESS TO UTILITIES.

SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS.

EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTH 10 FEET OF THE EAST 41.65 FEET AND THE WEST 10 FEET OF THE EAST 41.65, AS SHOWN ON THE PLAT OF SUBDIVISION FOR KEELER PARKWAY RESUBDIVISION RECORDED ON NOVEMBER 27, 1979 AS DOCUMENT 25256474.

BLANKET EASEMENT IN FAVOR OF THE VILLAGE OF CRESTWOOD AND THOSE PUBLIC UTILITY COMPANIES OPERATING FRANCHISES WITHIN VILLAGE LIMITS OVER, UNDER, ACROSS AND UPON PART OF PARCEL 2 TO CONSTRUCT, REPAIR, MAINTAIN AND OPERATE THEIR FACILITIES (UNDERLYING WATER AND SEWER SERVICE, TOO) AS SHOWN ON PLAT FOR CREST INDUSTRIAL CENTER ADDITION RESUBDIVISION RECORDED ON OCTOBER 7, 1987 AS DOCUMENT 87545653.

And is subject to the following:

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument; (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Tac No. 28-03-400-059

EXHIBIT A

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