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TRUSTEE'S DEED

Form 2459 - Rev. 5-77

Individual

The above space for recorder use only

Under provisions of Paragraph 14
Real Estate Transfer Tax Act
10-12-94
Buyer, Seller or Representative

E117262/19940700 Ord. C. 2

THIS INDENTURE, made this 30th day of September, 1994, 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 19th day of January, 1988, and known as Trust Number 104474-07 party of the first part, and North American Security Life Insurance Company

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ----- Ten and no/100 ----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 2 through 4 and the North 1/2 of Lot 5 in Block 23 in Arthur T. McIntosh and Company's Palatine Estates Unit Number 3, being a subdivision of parts of Sections 26 and 27, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the Permitted Exceptions described on Exhibit A attached hereto and made a part hereof.

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This space is for City of Rolling Meadows
Department of Finance and Administration
Real Estate Transfer Tax
Amount \$200.00
Exempt 9-105 93-19
Agents: C. L. L. L. L.

together with the easements and appurtenances thereto belonging

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part. It is the express intention of Grantor and Grantee that notwithstanding anything contained herein to the contrary, the interest granted herein shall not merge with, but shall be and remain at all times separate and distinct from, the interest of in the Premises created by that certain Mortgage dated as of September 27, 1990 between Grantor and recorded on October 10, 1990 as Document No. 9C493950, as the same may have been amended or modified, or any of the other related security documents delivered in connection with securing the indebtedness also secured by the aforesaid Mortgage.

Permanent Index Nos. 02-27-207-008; 02-27-207-010; 02-27-207-009; 02-27-207-013

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 as every other power and authority thereunto 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 hereunto signed 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 _____ VICE PRESIDENT
Attest: _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY
J. Michael Whelan
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
32 N. LA SALLE
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 Association 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 National Banking Association for the uses and purposes therein set forth.

DEBRA L. WHITE
Notary Public State of Illinois
My Commission Expires: 11/24/95

Notary Seal, Debra L. White Date OCT 11 1994
Notary Public

DELIVERY MAIL TO INSTRUCTIONS

NAME Rick E. Smith, Esq.
STREET Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
CITY Chicago, IL 60601-1097

OFFICIAL SEAL
DEBRA L. WHITE
Notary Public State of Illinois
My Commission Expires 11/24/95

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1913-1949 S. Plum Grove Road
Palatine, Illinois 60063

OR
RECORDER'S OFFICE BOX NUMBER

3150

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$31.50
1#004 TRAM 7879 10/13/94 15:14:00
42892 + DJ *-94-881221
COOK COUNTY RECORDER

94655996
122188

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/12, 1994. Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
me by the said BRUNN SHEA
this 12 day of October,
19 94.
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-12, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said DANIEL J SLATTERY
this 12 day of October,
19 94.
Notary Public [Signature]

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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General real estate taxes for the years 1992, 1993 and 1994. Tax numbers 02-27-207-008, Volume 150, affects Lot 2; 02-27-207-009, Volume 150, affects Lot 3; 02-27-207-010, Volume 150, affects Lot 4; 02-27-207-013, Volume 150, affects the North 1/2 of Lot 5.

NOTE: The amount of the first installment of the 1993 taxes is not paid, \$15,209.82, (-008); \$14,939.31, (-009); \$14,939.31, (-010); and \$1,734.14 (-013).

2. Mortgage and Security Agreement dated September 27, 1990 and recorded October 10, 1990 as Document Number 90493949 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 19, 1988 and known as Trust Number 104474-07, to North American Security Life Insurance Company, to secure an indebtedness of \$1,925,000.00.
3. Assignment of Rents and Lessor's Interest In Leases dated September 27, 1990 and recorded October 10, 1990 as Document Number 90493950, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 19, 1988 and known as Trust Number 104474-07 and Squire Court Associates Limited Partnership, to North American Security Life Insurance Company.
4. Security Interest of North American Security Life Insurance Company, Secured Party, under a Financing Statement executed by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 104474-07, Debtor, and filed October 10, 1990 as Document Number 90U21218.
5. Security Interest of North American Security Life Insurance Company, Secured Party, under a Financing Statement executed by Squire Court Associates Limited Partnership, Debtor, and filed October 10, 1990 as Document Number 90U21217.
6. Rights of the following tenants:
 - (a) Subway Restaurants, Inc.;
 - (b) S&M Catanese d/b/a Fantastic Sam's;

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- (c) Realstar, Inc.;
 - (d) Mailboxes, Etc.,;
 - (e) Amara and Chamrus Sudhaung;
 - (f) Olsen's Musicland, Inc.;
 - (g) Lease made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 19, 1988 and known as Trust Number 104474-07 to Blockbuster Midwest L.P., a Delaware Limited Partnership dated September 22, 1988, a memorandum of which was recorded November 7, 1988 as Document 88514813, demising part of the Land for a term of 60 months commencing upon the date the Leased Premises are delivered, and all rights thereunder of, and all acts done or suffered hereunder by, said Lessee, or by any party claiming by, through, or under said Lessee.
7. Easement in, upon, under, over along and across a 10 foot strip of land as shown on the Plat attached thereto and marked Exhibit "A" to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by Grant to Northern Illinois Gas Company, its successors and assigns, recorded September 30, 1988 as Document 88450093.
8. Easement in, upon, under, over and along the area shown on the Plat attached thereto and marked Exhibit "A" 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 Illinois Bell Telephone Company and Commonwealth Edison Company, their respective successors and assigns, recorded August 30, 1988 as Document Number 88394622.
9. Covenants and Restrictions contained in the Deed from Foreman State Trust and Savings Bank, as Trustee to Anna Zitzick dated August 20, 1931 and recorded September 15, 1932 as Document 11140807 relating to the cost and location of buildings to be erected on the land.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lot 2)

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10. Restrictions shown on the Plat of said Subdivision that no building shall be erected on the Rear 33 feet of the land.

(Affects Lot 2)

11. Restrictions as to location of buildings to be erected on the land as shown on Plat of said Subdivision.

(Affects Lots 3 and 4)

12. Restrictions contained in Deed dated October 5, 1928 and recorded August 3, 1929 as Document 10328616 made by State Bank of Chicago as Trustee under Trust Number 2256 to James D. Richards and Martha H. Richards, his wife, relating to cost, location of buildings to be erected on the land and other property. Also subject to easement, if any, over the real 33 feet thereof on which no buildings are to be erected.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lots 3 and 4)

13. Covenants and Restrictions contained in Deed from Arthur R. McIntosh as Trustee to Louis F. Gieseke Jr., and Clara Gieseke, his wife, dated November 1, 1938 and recorded November 23, 1938 as Document 12239945 relating to cost, location of buildings to be erected on the land. Also subject to easement, if any, over rear 33 feet thereof on which no buildings are to be erected.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lot 3)

14. Restrictions contained in the Deed from Arthur T. McIntosh as Trustee under Trust Agreement dated January 2, 1923 and known as The Arthur T. McIntosh and Company Trust Agreement to Clarence C. Moldenhauer and Myrtle Moldenhauer dated February 11, 1942 and recorded March 5, 1942 as Document Number 12851253 relating to the cost of buildings to be erected on the land, a 33 foot easement on the rear of the land, if any, as shown on Plat of said Subdivision on which a 33 foot strip no buildings are to be erected.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lot 4)

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15. Restrictions as to location of buildings to be erected on the land as shown on Plat of said Subdivision recorded as Document 9591352 and no building to be erected on rear 33 feet of the land.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lot 5)

16. Restrictions contained in Deed dated January 28, 1937 and recorded November 5, 1937 as Document 12078607 made by Arthur T. McIntosh Jr., under Arthur T. McIntosh and Company Trust Agreement to Dwight C. Northrup regarding cost of buildings to be erected on the land, and building lines.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

(Affects Lot 5)

17. Restrictions contained in Document 10328616 and recorded April 3, 1929 and easement if any over the rear 33 feet thereof on which no buildings are to be erected.

NOTE: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

18. Agreement dated May 5, 1989 and recorded June 20, 1989 as Document 89280023 made by and between the City of Rolling Meadows and Square Court Assoc., relating to regulation of traffic.

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