

UNOFFICIAL COPY

SPECIAL WARRANTY DEED IN TRUST

95581445

MAIL TO:

Michael J. Tushman JOEL ROENICK
Levinfeld, Eisenberg, Jangst, Glassberg
Samotry & Halper
33 West Monroe Street, 21st Floor
Chicago, Illinois 60601

DEPT-01 RECORDING \$49.00
T60012 TRAN 6188 08/31/95 12:00:00
#0548 # CG *-95-581445
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Cole Taylor Bank Trust #95-6296
c/o Bruce Teitelbaum
8833 Gross Point Road, Suite 204
Skokie, Illinois 60077

THIS INDENTURE, made this 30th day of August, 1995, between, ALSCOR INVESTORS JOINT VENTURE, a Minnesota general partnership, and duly authorized to transact business in the State of Illinois ("Grantor"), and Cole Taylor Bank, not personally, but solely as Trustee under Trust Agreement dated July 1, 1995 and known as Trust No. 95-6296, having its principal office at the following address: 850 West Jackson Blvd., Chicago, Illinois 60607

("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to aid with Grantee, 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: The matters set forth on Exhibit B attached hereto and made a part hereof.

THE TERMS AND CONDITIONS APPEARING ON EXHIBIT C ATTACHED HERETO ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 03-15-102-007, -010 and -012
Property Address: 411 and 479 Business Center Drive, Mt. Prospect, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents the day and year first above written.

ALSCOR INVESTORS JOINT VENTURE

By: OPUS CORPORATION, General Partner
By: [Signature]
Its: President

By: ARREIT & CO., General Partner
By: [Signature]
Gerald Rauenhorst, General Partner

BOX 333-CTI

75 5-19-96
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49.00
X

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096590
REVENUE DEPT. OF REVENUE
STAMP 06/11/95
PA 11428
Cook County
REAL ESTATE TRANSFER TAX
655.00

067056
COOK CO. NO. 016
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 01 1995
655.00
RN 10776

067033
COOK CO. NO. 016
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 01 1995
655.00
RN 10776

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STATE OF Minnesota)
COUNTY OF Hennepin) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark
Murphy personally known to me to be the President of Opus Corporation, a
Minnesota corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said
instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 30th day of August, 1995.



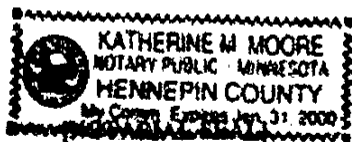
Katherine M. Moore
Notary Public

My Commission Expires: 1/31/2000

STATE OF Minnesota)
COUNTY OF Hennepin) ss.

I, Katherine M. Moore, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Gerald Rausenhorst, personally known to me to be a general partner of Arbeit & Co., a Minnesota
general partnership partnership, and personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as a general partner
of said partnership, as his free and voluntary act, and as the free and voluntary act of said partnership, for the uses and purposes therein
set forth.

GIVEN under my hand and notarial seal this 30th day of August, 1995.



Katherine M. Moore
Notary Public

My Commission Expires: 1/31/2000

NAME & ADDRESS OF PREPARER

D. Albert Daspin
Winston & Strawn
33 West Wacker Drive
Chicago, Illinois 60601

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Exhibit A

LEGAL DESCRIPTION

Parcel 1:

Lot 10 in Kensington Center Phase One, a subdivision in the East 1/2 of Section 34 and the West 1/2 of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat recorded October 2, 1979 as Document 25173362

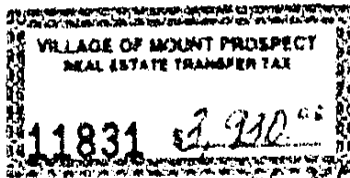
Parcel 2:

Lot 109 in Kensington Center Phase J-A, being a subdivision and a resubdivision in part of the Northwest 1/4 and the Northeast 1/4 of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat recorded May 4, 1981 as Document 25859082

Permanent Index Numbers: 03-35-102-007
03-35-102-010
03-35-102-012

Property Address: 411 and 479 Business Center Drive
Mt. Prospect, Illinois

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Exhibit B

PERMITTED EXCEPTIONS

1. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
2. GRANT OF EASEMENT TO THE COUNTY OF COOK, A MUNICIPAL CORPORATION BY MARIE PIEPERINK, AND OTHERS DATED NOVEMBER 1, 1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT 12751770 OVER PART OF THE LAND FOR THE PURPOSE OF LAYING AND MAINTAINING TILE, DRAINS, CATCH BASINS WITH THE RIGHT OF ENTRY THEREON OR REPAIR
(AFFECTS UNDERLYING LAND).
3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
4. GRANT OF EASEMENT FROM NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS, TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, A MUNICIPAL CORPORATION DATED JANUARY 15, 1959 AND RECORDED JANUARY 30, 1959 AS DOCUMENT 17464287 TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE AN INTERCEPTING SEWER
(AFFECTS THAT PART OF LOT 10 BEING A 20 FOOT WIDE STRIP OF LAND LYING BETWEEN THE SOUTH LINE OF THE NORTHWEST 1/4 AND THE SOUTHWESTERLY END OF THE FEEMANVILLE DRAINAGE DITCH, THE CENTER LINE OF SAID STRIP BEING SOUTHEASTWARD OF, PARALLEL TO AND 15 FEET NORMALLY DISTANT FROM THE CENTER LINE OF AN EXISTING 60 INCH DIAMETER SEWER CONSTRUCTED BY AND MAINTAINED BY THE FEEMANVILLE DRAINAGE DISTRICT OF COOK COUNTY, ILLINOIS).
5. EASEMENT AGREEMENT MADE BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS, AND BRICKMAN HOME BUILDERS, A CORPORATION OF ILLINOIS, DATED DECEMBER 4, 1958 AND RECORDED APRIL 2, 1959 AS DOCUMENT 17487800 TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE ONE 36 INCH TILE STORM SEWER SYSTEM AND NECESSARY APPURTENANCES
(AFFECTS PARCEL 1).
6. EASEMENT RIGHTS, IF ANY, OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS IN THE LAND
7. SIX INCH WATER MAIN ALONG THE EAST 317 FEET OF THE SOUTH LINE OF THE LAND AND ALONG THE WEST 914 FEET OF THE EAST 2388.78 FEET OF THE SOUTH LINE OF THE LAND
8. TEN INCH SANITARY SEWER ALONG THE PERIMETER OF THE UNDERLYING LAND AND OTHER PROPERTY TAKEN AS A TRACT

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9. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.
10. GRANT OF EASEMENT TO THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS DATED JUNE 20, 1978 AND RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362 FOR SEWER UTILITY OVER THE SOUTH 20 FEET OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 20 FEET OF THE SOUTH 20 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 20 FEET OF THE NORTH 80 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 AND THE SOUTH 20 FEET OF THE NORTH 100 FEET OF THE EAST 20 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
(AFFECTS PARCEL 1)
11. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS AS CONTAINED IN ORDINANCE GRANTING SPECIFIC VARIATIONS FOR PROPERTY COMMONLY KNOWN AS THE NI-GAS PROPERTY RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362.
12. UTILITY EASEMENT AS SHOWN ON THE PLAT OF KENSINGTON CENTER PHASE 1 RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362 ALSO AS SHOWN ON PLAT OF KENSINGTON CENTER PHASE THREE -A RECORDED MAY 4, 1981 AS DOCUMENT 2585908 OVER THE FOLLOWING PREMISES:
(10 FEET ALONG THE WEST LINE OF LOTS 109, AND 10)
13. EASEMENT FOR SEWER AS SHOWN ON PLAT OF KENSINGTON CENTER PHASE 1 RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362 ALSO AS SHOWN ON PLAT OF KENSINGTON CENTER PHASE 3-1 RECORDED MAY 4, 1981 AS DOCUMENT 25859082 OVER THE FOLLOWING DESCRIBED PREMISES:
10 FEET ALONG THE NORTH AND SOUTH LINE OF LOT 109 10 FEET ALONG THE NORTH LINE OF LOT 10 AND 20 FEET ON SOUTH LINE OF LOT 10.
14. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRIC SERVICE TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES AS CREATED BY GRANT TO ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362
15. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173362

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16. LEASE MADE BY ALSOR INVESTORS JOINT VENTURE, A MINNESOTA GENERAL PARTNERSHIP TO NORTHWESTERN SALT COMPANY, INC., AN ILLINOIS CORPORATION DATED SEPTEMBER 20, 1994 AND RECORDED FEBRUARY 1, 1995 AS DOCUMENT NO. 95076599, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING OCTOBER 1, 1994 AND ENDING 60 MONTHS THEREAFTER, UNLESS SOONER TERMINATED, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. -
(AFFECTS LOT 10 IN PARCEL 1)
17. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DRAINAGE, RECREATION AND ACCESS EASEMENT AGREEMENT MADE BY AND BETWEEN OPUS CORPORATION, A MINNESOTA CORPORATION AND ALSOR INVESTORS JOINT VENTURE, A JOINT VENTURE, AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771 FILED JANUARY 10, 1984 AS DOCUMENT 1346462 AND RECORDED MARCH 7, 1983 AS DOCUMENT 26526919
18. EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771, NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION (NI-GAS), AND RAUENHORST CORPORATION, A MINNESOTA CORPORATION FOR THE CONSTRUCTION AND OPERATION OF A SANITARY SEWER LINE AND RELATED FACILITIES AND A WATER MAIN AND RELATED FACILITIES RECORDED AUGUST 5, 1982 AS DOCUMENT 26312347
19. EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771, NORTHERN ILLINOIS GAS COMPANY, AND RAUENHORST CORPORATION, A MINNESOTA CORPORATION, GRANTING A PERPETUAL EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF A STORM WATER DETENTION POND AND RELATED AND ANCILLARY FACILITIES, OVER, ACROSS, UPON, UNDER AND THROUGH THE GRANTOR'S PROPERTY (ETC. RECORDED APRIL 13, 1982 AS DOCUMENT 26199342
20. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE OF KENSINGTON CENTER PHASE THREE-A GRANTING SPECIFIED VARIATIONS FROM THE ZONING ORDINANCE OF THE VILLAGE OF MT. PROSPECT RECORDED OCTOBER 2, 1979 AS DOCUMENT 25173327
21. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY, CORPORATION OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RELOCATE AND REMOVE FACILITIES IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS THERE TO AS CREATED BY GRANT RECORDED MARCH 6, 1980 AS DOCUMENT 25380234
22. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE GRANTING SPECIFIED VARIATIONS FOR THE AFORESAID SUBDIVISION RECORDED JULY 3, 1980 AS DOCUMENT 25504660
23. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY, CORPORATION OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RELOCATE AND REMOVE FACILITIES IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT OF ACCESS THERE TO AS CREATED BY GRANT RECORDED AS DOCUMENT 25541563
(AFFECTS THE EAST 10 FEET AND THE NORTH 81 FEET OF PARCEL 2)

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24. EASEMENT AGREEMENT MADE BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY, CORPORATION OF ILLINOIS AND EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 18, 1988 AND KNOWN AS TRUST NUMBER 20348, AND RECORDED MAY 9, 1988 AS DOCUMENT 20484407 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A ONE 8 INCH WATER MAIN AND ONE 10 INCH TO 15 INCH SANITARY SEWER, TOGETHER WITH THE RIGHT OF LIMITED ACCESS THERETO (AFFECTS THE SOUTH 20 FEET OF PARCEL 1)
25. GRANT OF EASEMENT MADE BY RAUENHORST CORPORATION TO THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY, AN ILLINOIS CORPORATION, GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDISTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SHRUBS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN. IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON EXHIBIT A RECORDED MARCH 4, 1980 AS DOCUMENT 2538022. (AFFECTS PARCEL 2)
26. EASEMENT AGREEMENT DATED DECEMBER 16, 1980 MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771, NORTHERN ILLINOIS GAS COMPANY AN ILLINOIS CORPORATION AND RAUENHORST, GRANTING AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM WATER RETENTION POND AND RELATED AND ANCILLARY FACILITIES, INCLUDING A STORM WATER SEWER LINE, OVER, ACROSS, UPON, UNDER AND THROUGH A PART OF THE LAND AS SHOWN ON SAID DOCUMENT RECORDED AS DOCUMENT 25783376
27. EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771, NORTHERN ILLINOIS GAS COMPANY AND RAUENHORST CORPORATION, A MINNESOTA CORPORATION RECORDED FEBRUARY 23, 1981 AS DOCUMENT 25783377, GRANTING AN EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A STORM WATER RETENTION POND AND RELATED AND ANCILLARY FACILITIES, OVER, ACROSS, UPON, UNDER AND THROUGH A PART OF THE LAND AS SHOWN IN SAID DOCUMENT
28. EASEMENT AGREEMENT DATED APRIL 25, 1980 AND RECORDED JANUARY 10, 1981 AS DOCUMENT 25757923 MADE BY AND BETWEEN RAUENHORST CORPORATION, A MINNESOTA CORPORATION, CHICAGO TITLE AND TRUST COMPANY, AND AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1979 AND KNOWN AS TRUST NUMBER 45771 AND CENTRAL TELEPHONE COMPANY OF ILLINOIS, GRANTING AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITY FACILITIES
29. TAXES AND ASSESSMENTS WHICH ARE A LIEN, BUT WHICH ARE NOT YET BILLED, OR ARE BILLED BUT ARE NOT YET DELINQUENT AND ANY ASSESSMENTS NOT SHOWN ON THE PUBLIC RECORD.
30. ANY LAWS, REGULATIONS OR ORDINANCES (INCLUDING, BUT NOT LIMITED TO, ZONING, BUILDING AND ENVIRONMENTAL MATTERS) AS TO THE USE, OCCUPANCY, SUBDIVISION OR IMPROVEMENT OF THE SUBJECT PROPERTY ADOPTED OR IMPOSED BY ANY GOVERNMENTAL AGENCY.

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11. MATTERS DISCLOSED BY THE SURVEY OF THE REAL PROPERTY.
12. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER, OR JUDGMENTS AGAINST, PURCHASER.
13. SUCH OTHER COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR OTHER TITLE MATTERS AND EXCEPTIONS AS MAY BE CONSENTED TO BY PURCHASER IN A SEPARATE WRITING, NOT TO BE UNREASONABLY WITHHELD OR UNDULY DELAYED.

34. EASEMENT FOR SEWER AND DRAINAGE AS CREATED BY THE PLAT OF KENSINGTON CENTER PHASE ONE RECORDED OCTOBER 2, 1979 AS DOCUMENT NUMBER 25173362

(AFFECTS: A STRIP OF LAND 40 FEET WIDE RUNNING NORTHEAST TO SOUTHWEST ACROSS THE SOUTH HALF OF PARCEL 1)

35. ENCROACHMENT OF THE ROAD LOCATED MAINLY ON THE PROPERTY SOUTH AND WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 30 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 95-1991.1-3A.10-109 PREPARED BY JOHN D. REBK & ASSOCIATES DATED JULY 5, 1995.

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Exhibit C

TERMS AND CONDITIONS OF TRUST

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 making 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 way 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

03 - 35 - 102 - 007 - 0000

NAME

DAN MANAGEMENT CORP

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

10 E. 22ND ST #116

CITY

LOMBARD

STATE:

IL

ZIP:

60148 -

95581445

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

411 BUSINESS CENTER DR

CITY

MT PROSPECT

STATE:

IL

ZIP:

-

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11/11/11

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
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Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

03 - 35 - 102 - 010 - 0000

NAME

DAN MANAGEMENT CO

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

10 E 22ND ST # 16

CITY

LOMBARD

STATE:

IL

ZIP:

60148 -

95581445

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

479 BUSINESS CENTER DR

CITY

MT PROSPECT

STATE:

IL

ZIP:

-

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Property of Cook County Clerk's Office

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
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SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property Index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

03 - 35 - 102 - 012 - 0000

NAME

DAN MANAGEMENT CO

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

10 E. 22ND ST #116

CITY

LOMBARD

STATE:

IL

ZIP:

60148 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

479 BUSINESS CENTER DR

CITY

MT PROSPECT

STATE:

IL

ZIP:

-

95581445

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