

UNOFFICIAL COPY

96407809

Address of Property:
1900 S. Arlington Heights Road
Arlington Heights, IL

DEPT-01 RECORDING \$27.00
T#0012 TRAN 0772 05/30/96 10:25:00
#9949 CG #-96-407809
COOK COUNTY RECORDER

TRUSTEE'S DEED (In Trust)

This Indenture, made this 17th day of May, 1996,
between Parkway Bank and Trust Company, an Illinois Banking Corporation, as
Trustee under the provisions of a deed or deeds in trust, duly recorded and
delivered to said corporation in pursuance of a trust agreement dated 3-1-94 and
known as Trust Number 10764, as party of the first part, and
CHICAGO TRUST COMPANY, A corporation of Illinois, as Trustee under Trust
Agreement dated 4-25-96 and known as Trust Number 1102856 as party of the
second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten
Dollars (\$10.00) and other good and valuable consideration in hand paid, does
hereby grant sell and convey unto the said party of the second part all interest in
the following described real estate situated in Cook County, Illinois, to wit:

(See Exhibit A for Legal Description and PIN , and Rider for Trust Powers)

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in
trust and the trust agreement which specifically allows conveyance from Trust to
Trust and is subject to all notices, liens, and encumbrances of record and additional
conditions, if any on the reverse side hereof .

DATED: 17th day of May, 1996.

Parkway Bank and Trust Company,
as Trust Number 10764

By *Diane Y. Perzynski*
Diane Y. Perzynski
Vice President & Trust Officer

Attest: *Jo Ann Kubinski* (SEAL)
Jo Ann Kubinski
Assistant Trust Officer

1994
7602769 F2 - DK1

270
2006-05

96407809

COOK
CU. NO. 018

251037



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 28 98
PA. 10689
280.00

110.00

BOX 393-07

Address of Property
1900 S. Arlington Heights Road
Arlington Heights, IL

MAIL TO:
CHICAGO TRUST COMPANY

This instrument prepared by: Diane Y. Peszynski, 4800 N. Harlem Avenue, Harwood Heights, IL

[Signature]
Notary Public

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/20/98
DIANE Y. PESZYNSKI

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DIANE Y. PESZYNSKI, Vice President & Trust Officer and Jo Ann Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act and deed and purposes therein set forth.

STATE OF ILLINOIS)
) SS.
) COUNTY OF COOK)

96407809

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

THAT PART OF LOT 5 IN BARNES FARM IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 5, BEING THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, WITH THE NORTH LINE OF SAID SECTION 16; THENCE NORTH 89 DEGREES 44 MINUTES AND 21 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 190.00 FEET TO A POINT; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, FOR A DISTANCE OF 75.16 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AFORESAID, FOR A DISTANCE OF 96.53 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET, FOR A DISTANCE OF 17.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 4 DEGREES 23 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 50.98 FEET TO A POINT, SAID POINT BEING IN A LINE PARALLEL TO AND 163.11 FEET SOUTH OF (164.00 FEET AS MEASURED ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 25 MINUTES 59 SECONDS EAST PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, FOR A DISTANCE OF 88.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2nd Installment 1995 Real Estate Taxes and Real Estate Taxes for subsequent years; covenants, conditions and restrictions of record, easements and tenancies.

P.I.N.: 08-16-200-024

08407809

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the 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 leases to commence in present or 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 thereupon, (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 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.

26407809

UNOFFICIAL COPY

Property of Cook County Clerk's Office