

UNOFFICIAL COPY

TRUSTEE'S DEED

96709579

THIS INDENTURE, dated September 10, 1996 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement dated August 17, 1993

known as Trust Number 17325 party of the first part, and Sunset Village Limited Partnership, an Illinois Limited partnership of 225 E. Deerpath Rd., Lake Forest, Illinois 60045

DEPT-01 RECORDING \$27.00
T00012 TRAM 2029 09/17/96 14144100
#0486 + CG #-96-709579
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in _____ County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2450 Waukegan Road, Glenview, Illinois
Property Index Number 04-23-300-004 and 04-23-401-003
together with the tenements and appurtenances thereunto belonging

271

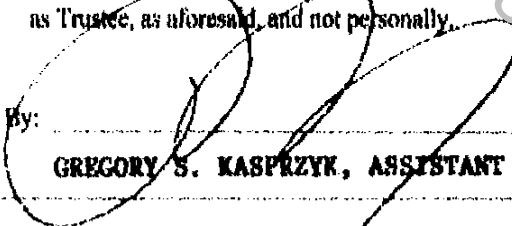
TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

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 of 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 has caused its name to be signed to these presents by one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.

Prepared By:
American National Bank and Trust Company
of Chicago

By: 
GREGORY S. KASPRZYK, ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) G. KASPRZYK an officer of American National Bank and Trust Company of Chicago
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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.


GIVEN under my hand and seal, dated SEPTEMBER 10, 1996


NOTARY PUBLIC



MAIL TO: Alex M. Vercillo
225 E. Deerpath Road, Suite 222
Lake Forest, Illinois 60045

BOX 333-CTI


Notary Public, State of Illinois

716 19713 DW ESC 1706734

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UNOFFICIAL COPY
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 23, 1320 FEET EAST OF THE WEST LINE OF SAID SECTION 23; THENCE EAST 8.91 FEET, THENCE NORTH 65 FEET MORE OR LESS, TO THE CENTER LINE OF RIVER; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RIVER TO A POINT IN THE SOUTH LINE OF JOHN STOLL'S LAND 2045.20 FEET WEST OF THE CENTER LINE OF WAUKEGAN ROAD, AS MEASURED ALONG SAID SOUTH LINE OF JOHN STOLL'S LAND; THENCE EAST ALONG SAID SOUTH LINE OF JOHN STOLL'S LAND 2045.20 FEET TO SAID CENTER LINE OF WAUKEGAN ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF WAUKEGAN ROAD 431 FEET; THENCE WEST IN A STRAIGHT LINE, 1837.63 FEET, MORE OR LESS, TO A POINT 82.84 FEET SOUTH OF THE PLACE OF BEGINNING, AND 1320 FEET EAST OF SAID WEST LINE OF SAID SECTION 23; THENCE NORTH 82.84 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF WAUKEGAN ROAD SHOWN AS DOCUMENT NUMBER 88178434, EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 30 AND 31 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 30 AND PASSING THROUGH A POINT ON SAID SOUTH LINE 255.46 FEET WEST OF THE INTERSECTION OF THE CENTER LINE OF WAUKEGAN ROAD WITH SAID SOUTH LINE AND LYING NORTH OF THE NORTH LINE OF THE SOUTH 408.91 FEET OF SAID LOT 30, EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT NO. 88178434, IN COOK COUNTY, ILLINOIS, AND EXCEPTING FROM THE FIRST ABOVE DESCRIBED PREMISES, THAT PART THEREOF, IF ANY, FALLING WITHIN THE SOUTH 293.16 FEET OF LOT 30 IN COUNTY CLERK'S DIVISION OF SECTION 23 AFORESAID, IN COOK COUNTY, ILLINOIS.

SALES LOT

THAT PART OF LOTS 30 AND 31 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF LOT 30 IN SAID COUNTY CLERK'S DIVISION AND PASSING THROUGH A POINT ON SAID SOUTH LINE 255.46 FEET WEST OF THE INTERSECTION OF THE CENTER LINE OF WAUKEGAN ROAD WITH SAID SOUTH LINE AND LYING NORTH OF A LINE 408.91 FEET NORTH OF THE SAID SOUTH LINE OF LOT 30 EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT NO. 88178434 IN COOK COUNTY, ILLINOIS.

RONNIES RESTAURANT

THAT PART OF LOT 30 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 30 WITH THE CENTER LINE OF WAUKEGAN ROAD THENCE WEST ALONG SAID SOUTH LINE 100 FEET THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE 93 FEET THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE TO THE CENTER LINE OF WAUKEGAN ROAD THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT NO. 88178414 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS: 04-23-300-004-0000; [REDACTED] AND 04-23-401-003-0000
COMMONLY KNOWN AS 2450 WAUKEGAN ROAD, GLENVIEW, ILLINOIS

66-789579

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STATEMENT BY GRANTOR AND GRANTEE

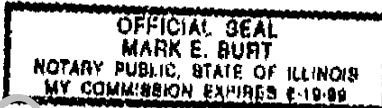
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: September 9, 1996.

By: Carol M. Vecellio Agent
Grantor or Agent

Subscribed and Sworn to before me
this 9 day of September, 1996.

Mark E. Burt
NOTARY PUBLIC



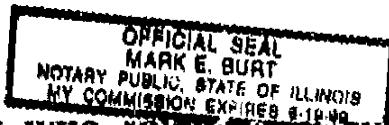
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: September 9, 1996.

By: Carol M. Vecellio Attorney
Grantee or Agent

Subscribed and Sworn to before me
this 9 day of September, 1996.

Mark E. Burt
NOTARY PUBLIC



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 OFFENCE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach this form to a deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

96209579

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FLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Alex M. Vercillo, Secretary of Sunset Village Corp., being duly sworn on oath, states that
he resides at 225 E. Deerpath Road, Lake Forest, IL 60045. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUNSET VILLAGE LIMITED PARTNERSHIP
BY: SUNSET VILLAGE CORP., general partner
BY: Alex M. Vercillo, Secretary
Alex M. Vercillo, Secretary

SUBSCRIBED and SWORN to before me

this 10th day of September, 19 96
Mark E. Burt
Notary Public



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