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N942208 CEK 185

DEED IN TRUST

36376842

DEPT-01 RECORDING \$33.50
 T#0003 TRAN 1010 12/27/96 15:43:00
 #0909 # LM *-96-976842
 COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS that Grantor, KW BATTERY COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to Grantee, American National

Bank ~~Trust~~ as Trustee under Trust Agreement dated December 19, 1996 and known as Trust No. 122444-06, and to its successors and assigns, forever, all right, title and interest in the real estate situated in the County of Cook in the State of Illinois and legally described in Exhibit "A" attached hereto. *and Trust Company,

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, his heirs 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 Permitted Exceptions attached to this instrument as Exhibit "B".

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
PA 11217
DEC 27 '96
DEPT. OF REVENUE
650.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
PA 11262
DEC 27 '96
DEPT. OF REVENUE
650.00

VILLAGE of SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Amount \$ 3927 Tax PAID: Chicago
Office

DEC/24/96

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC 27 '96
650.00

26976642

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part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 the 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 their predecessors 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

In Witness Whereof, the GRANTOR aforesaid, KW BATTERY COMPANY, has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President, on this 27th day of December, 1996.

KW BATTERY COMPANY, an Illinois corporation

BY: William D. Keenan
Its: President

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Property address:

3555 West Howard Street
Skokie, Illinois

Real Estate Tax Identification Number: 10-26-400-028

Grantee's address:

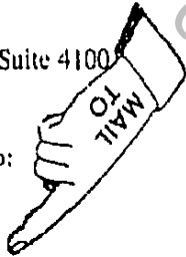
American National Bank Land Trust, as Trustee
under Trust Agreement dated December 19, 1996 and
known as Trust No. 122444-06
3555 West Howard Street
Skokie, Illinois 60076-4012

Prepared By:

Paul R. Diamond, Esq.
Holleb & Coff
55 East Monroe Street, Suite 4100
Chicago, Illinois 60603

After recording return to:

Jeffrey Deer, Esq.
188 W. Randolph Street
Chicago, Illinois 60601



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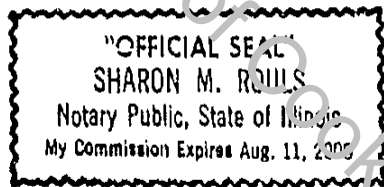
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William D. Vlasich, personally known to me to be the President of KW Battery Company, an Illinois corporation, 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 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 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 27th day of December, 1996.



Sharon M. Rouls
Notary Public

Commission expires: August 11, 2000

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID WEST HALF OF NORTH WEST QUARTER OF THE SOUTH EAST QUARTER AND 404.33 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF NORTH WEST QUARTER OF THE SOUTH EAST QUARTER; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER, A DISTANCE OF 735 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER, A DISTANCE OF 220.44 FEET MORE OR LESS TO A POINT DISTANCE 33 FEET EAST OF THE WEST LINE OF SAID NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26; THENCE NORTH ON A LINE PARALLEL WITH AND 33 FEET EASTERLY OF THE WEST LINE OF SAID WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER, A DISTANCE OF 735 FEET MORE OR LESS TO A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER, THENCE EASTERLY ON A LINE PARALLEL WITH AND 33 FEET SOUTHERLY OF THE NORTH LINE OF SAID WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER, A DISTANCE OF 220.65 FEET MORE OR LESS TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 17 FEET THEREOF) TOGETHER WITH;

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM EDWARD HINES LUMBER COMPANY, A CORPORATION OF DELAWARE TO THE PENN MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF PENNSYLVANIA DATED NOVEMBER 30, 1949 AND RECORDED DECEMBER 1, 1949 AS DOCUMENT 14687317 AND BY DEED TO KW BATTERY COMPANY, A CORPORATION OF ILLINOIS DATED AUGUST 17, 1950 AND RECORDED AUGUST 21, 1950 AS DOCUMENT 14881967 FOR RAILROAD TRACK PURPOSES, LEAD AND SPUR TRACKS, OVER AND ACROSS THE FOLLOWING STRIPS OF LAND:

(A) A STRIP OF LAND (AND THE RAILROAD TRACKS THEREON NOW LOCATED) 20 FEET IN WIDTH, BEING 10 FEET IN WIDTH ON EITHER SIDE OF CENTER LINE OF LEAD TRACK) AS NOW LOCATED AND ESTABLISHED); RUNNING IN A NORTH WESTERLY AND SOUTH EASTERLY DIRECTION OVER A PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID LEAD TRACT BEING 44.77 FEET WESTERLY OF THE CENTER LINE OF NORTH ST. LOUIS AVENUE (MEASURED ALONG THE CENTER LINE OF JARVIS AVENUE) AND RUNNING THENCE IN A GENERAL NORTH WESTERLY DIRECTION THROUGH A POINT IN A LINE DRAWN PARALLEL WITH AND DISTANT 768 FEET SOUTHERLY OF THE CENTER LINE OF HOWARD STREET AND DISTANT 394.62 FEET WESTERLY OF THE CENTER LINE OF ST. LOUIS AVENUE.

(B) THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 AFORESAID, DESCRIBED AS FOLLOWS: THE WEST 20 FEET OF THE SOUTH 325 FEET OF THE EAST 404.33 FEET OF THE SOUTH 735 FEET OF THE NORTH 768 FEET (MEASURED ON THE EAST AND NORTH LINES) OF THE WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT AS MODIFIED BY RAILROAD EASEMENT AGREEMENT DATED JUNE 1, 1965 BETWEEN COLORADO OIL AND GAS CORPORATION, MARSH INSTRUMENT COMPANY DIVISION, A DELAWARE CORPORATION AND KW BATTERY COMPANY, AN ILLINOIS CORPORATION, RECORDED APRIL 17, 1968 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 20462096).

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EXHIBIT B

PERMITTED EXCEPTIONS LIST

1. General Real Estate Taxes and special assessments not yet due and payable.
2. Railroad rights-of-way, spurs and switch tracks, if any.
3. Terms, provisions, and conditions relating to the easement described in recorded Document Nos. 14687317 and 14881967.
4. Rights of the adjoining owner and owners to the concurrent use of the easement described in recorded Document Nos. 14687317 and 14881967.
5. Easement for railroad track across and over the east 8.5 feet of the north 250 feet of the south 325 feet of the land, as disclosed by Warranty Deed from Edward Hines Lumber Company to the Penn Mutual Life Insurance Company dated November 30, 1949 and recorded December 1, 1949 as Document 14687317.
6. Railroad Easement Agreement dated June 1, 1965 and recorded April 17, 1968 as Document 20462096 entered into by and among Colorado Oil and Gas Corporation, Marsh Instrument Company Division and K.W. Battery Company.
7. Standard exceptions referred to in Near North National Title Corporation Commitment No. N942208.
8. Acts done or suffered by Grantee.

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