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SPECIAL WARRANTY DEED IN TRUST (ILLINOIS)

DEPT-01 RECORDING	425.00
140012 TRAM 4297 03/12/97	15:24:00
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COOK COUNTY RECORDER	

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7650809 D1 (J.B.) 3 all

THE GRANTOR, MICHAEL SCHIMPF, of Oak Park, Illinois 60304, for and in consideration of the sum of Ten and No/100s Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY, FOREVER** to PARKWAY BANK & TRUST CO. AS TRUSTEE UNDER TRUST # 11555 dated January 21, 1997, 4800 North Harlem Ave., Harwood Heights, Illinois 60656 ("GRANTEE") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 21 (EXCEPT THE SOUTH 159.91 AND EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD AND DEDICATED FOR ALLEY PURPOSES) IN BROADVIEW, A SUBDIVISION IN SECTION 22, T 39 NORTH, R 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-22-105-014-0000
 PROPERTY ADDRESS: 1900 West Roosevelt Road, Broadview, Illinois 60153

D-1 7650809

Together with all and singular the hereditaments and appurtenances therunto 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, his and to the above describes premises with the hereditament and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenance, unto the Grantee, his heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors, 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:

- Existing leases, easements, sidetrack and license agreements, if any, whether of record or not;
- Covenants and conditions of record if any;
- Taxes and special assessments against the Property, if any;

BOX 333-CTI

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4. Zoning laws and municipal regulations, if any; environmental laws and regulations, if any; building line restrictions, use restrictions and building restrictions of record, if any, and any party wall agreements of record;
5. Eneachments, overlaps and other matters which would be disclosed by an accurate current survey;
6. The Release and Right-of-Entry between Amoco Oil Company and Grantor herein of even date herewith; and the Succession Agreement with Grantee as "Successor Party".
7. The following covenants and agreements of the Grantor and Grantee:

The Grantee herein and hereby covenants and agrees for itself, and its heirs, executors, and assigns that no part of the real estate herein conveyed shall be used by said grantee, its heirs, executors, grantees or assigns, for the purpose of conducting or carrying on the business of selling, handling, or dealing in gasoline, diesel fuel, kerosene, benzol, naptha, greases, lubricating oils, or any fuels used for internal combustion engines, or lubricants in any form.

The foregoing restriction shall terminate and be of no further force and effect upon the expiration of a period of 10 years from the date hereof.

The foregoing covenants shall run with the land and be bind on said Grantee, its heirs, executors, grantees, and assigns, and inure to the benefit of the Grantor herein, its successors and assigns."

8. Environmental conditions as existing on March 6, 1997.

IN WITNESS WHEREOF, the said Grantor has cause this instrument to be signed this 6th day of March, 1997

MICHAEL SCHIMPF ("Grantor")

BY: 

Name: MICHAEL SCHIMPF

MAIL TAX BILLS TO:

Parkway Bank and Trust Company
as t/wt # 11555 dtd. 1/21/97
4800 North Harlem Avenue
Harwood Heights, Illinois 60656

THIS DOCUMENT WAS PREPARED BY:

THOMAS V. CANEPA, ESQ.
CANEPA & CUMMINS, P.C.
415 N. LASALLE ST., #603
CHICAGO, IL 60610

WHEN RECORDED MAIL TO:

GREGORY ELLIS, ESQ.
GREGORY ELLIS & ASSOCIATES, LTD.
999 PLAZA DRIVE, #777
SCHAUMBURG, IL 60173

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

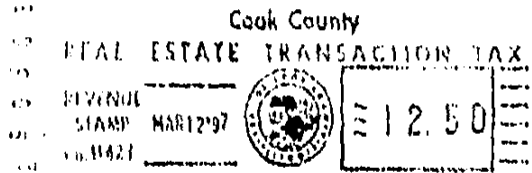
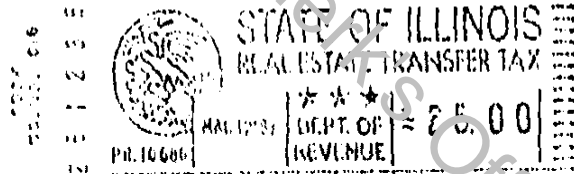
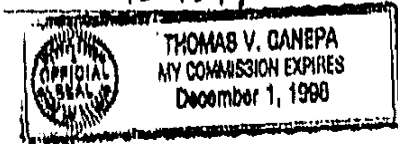
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Schimpf personally known to me to be appeared before me this day in person and acknowledged that as such ~~man~~ he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6th day of March, A.D. 1997.


Notary Public

My Commission Expires:

12-1-98



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