

UNOFFICIAL COPY

98456409

1998-06-01 14:54:37

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DEED

The grantors, SUSAN SANDELMAN AS TRUSTEE OF THE ALISAN TRUST, as to an undivided one half (1/2) interest, and SUSAN SANDELMAN AS SUCCESSOR TRUSTEE OF THE DIAJEFF TRUST, as to an undivided one half (1/2) interest, both as tenants in common, both having an address care of Kin Properties, Inc., 77 Tarrytown Road, Suite 100, White Plains, New York 10607, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid grant, bargain and sell to NORTHLAKE TRANSPORT, L.L.C., an Illinois Limited Liability company, having an address care of Darwin Realty & Development Corporation, 1125 Tower Lane, Bensenville, Illinois 60106, the following described real estate, situated in the County of Cook, State of Illinois and being more particularly described on Schedule A attached hereto and made a part hereof, subject to the Permitted exceptions as set forth on Schedule B attached hereto and made a part hereof.

Dated this 28th day of May, A.D. 1998.

Witness

Susan Sandelman as Trustee of the Alisan Trust

Witness

Susan Sandelman as Successor Trustee of the Diajeff Trust

Permanent Tax Index Numbers 15-06-300-005
15-06-100-021

Property Address: 317 West Lake Street
Northlake Illinois

Drafted By: Howard E. Heller, Esq.
Kin Properties, Inc.
77 Tarrytown Road, Suite 100
White Plains, NY 10607

When recorded, return to:
Benjamin D. Steiner, Esq.
Katz, Randall & Weinberg
Suite 1800
333 West Wacker Drive
Chicago, Illinois 60606-1206

UNOFFICIAL COPY

COOK COUNTY CLERK
CO. NO. 018
277029
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 250.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277027
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277022
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277029
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277024
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277025
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277026
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277027
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

999.00 SL

COOK COUNTY CLERK
CO. NO. 018
277028
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

COOK COUNTY CLERK
CO. NO. 018
277030
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-2-91 DEPT. OF REVENUE 999.00
PB. 10686

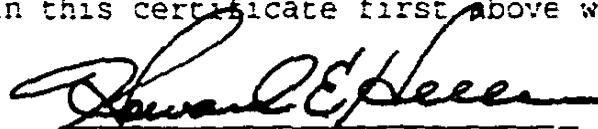
UNOFFICIAL COPY

78456409

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

I, HOWARD E. HELLER (on 5/22/48), a Notary Public in and for said County, in the state aforesaid, do hereby certify that Susan Sandelman as Trustee of the Alisan Trust, 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 as such trustee, she signed and delivered the said instrument as her free and voluntary act and as her free and voluntary act as trustee for the uses and purposes therein set forth.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public

HOWARD E. HELLER

Notary Public, State of New York

NO. 02HE5053400

Qualified in Rockland County

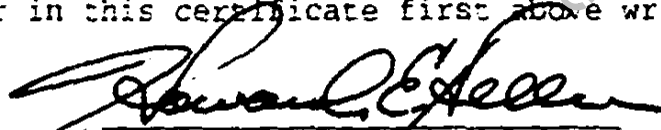
Commission Expires Dec 18, 1991

My commission expires

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

I, HOWARD E. HELLER (on 5/22/48), a Notary Public in and for said County, in the state aforesaid, do hereby certify that Susan Sandelman as Successor Trustee of the Diajeff Trust, 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 as such trustee, she signed and delivered the said instrument as her free and voluntary act and as her free and voluntary act as trustee for the uses and purposes therein set forth.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public

HOWARD E. HELLER

Notary Public, State of New York

NO. 02HE5053400

Qualified in Rockland County

Commission Expires Dec 18, 1991

My commission expires

UNOFFICIAL COPY

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-2-98
12-11427

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Cook County
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REVENUE
STAMP JUN-2-98
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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-2-98
12-11427

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-2-98
12-11427

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-2-98
12-11427

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-2-98
12-11427

999.00

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1

THAT PART OF THE FRACTIONAL WEST 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 30, 1958 AS DOCUMENT NO. 17415298 AND KNOWN AS TRACT 7-4.7 WITH A LINE DRAWN 45.00 FEET MEASURED PERPENDICULAR NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY'S TRACK C.C. NO. 899; THENCE SOUTH 21 DEGREES 47 MINUTES 42 SECONDS WEST, ALONG SAID PARALLEL LINE 2338.00 FEET; THENCE NORTH 37 DEGREES 57 MINUTES 42 SECONDS EAST 110.672 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 17 DEGREES 38 MINUTES 33 SECONDS WEST 20.513 FEET; THENCE SOUTHWESTERLY 95.308 FEET, ALONG THE ARC OF A CIRCLE OF 395.394 FEET RADIUS CONVEX TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE, TO THE POINT OF COMPOUND CURVE; THENCE SOUTHERLY 526.759 FEET, ALONG SAID COMPOUND CURVE, BEING THE ARC OF A CIRCLE OF 1311.45 FEET RADIUS, CONVEX WESTERLY, AND WHOSE CHORD BEARS SOUTH 5 DEGREES 34 MINUTES 41 SECONDS EAST, THENCE SOUTH 24 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE TANGENT TO SAID COMPOUND CURVE, 35.052 FEET; THENCE SOUTHEASTERLY 170.987 FEET, ALONG THE ARC OF A CIRCLE OF 472.614 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE SOUTH 45 DEGREES 19 MINUTES 27 SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC FRACTIONAL 28.154 FEET; THENCE SOUTHEASTERLY 159.748 FEET ALONG THE ARC OF A CIRCLE OF 331.966 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE NORTH 44 DEGREES 15 MINUTES 12 SECONDS EAST 916.397 FEET; THENCE NORTH 13 DEGREES 05 MINUTES 27 SECONDS EAST 12.728 FEET; THENCE NORTHERLY 59.15 FEET, ALONG THE ARC OF A CIRCLE OF 92.00 FEET RADIUS, CONVEX EASTERLY AND TANGENT TO THE LAST DESCRIBED LINE; THENCE NORTH 23 DEGREES 44 MINUTES 48 SECONDS WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC, 474.248 FEET; THENCE NORTHWESTERLY 170.475 FEET, ALONG THE ARC OF A CIRCLE OF 336.93 FEET RADIUS CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE NORTH 13 DEGREES 19 MINUTES 18 SECONDS WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC 102.222 FEET; THENCE NORTH 2 DEGREES 12 MINUTES 18 SECONDS WEST 54.703 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN NORTH 37 DEGREES 57 MINUTES 42 SECONDS EAST THROUGH THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING, THENCE SOUTH 37 DEGREES 57 MINUTES 42 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 903.743 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A CORPORATION OF DELAWARE, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 28, 1972 AND KNOWN AS TRUST NUMBER 89992 DATED JULY 5, 1972 AND RECORDED JULY 23, 1972 AS DOCUMENT 21994226 FOR INGRESS AND EGRESS OVER THE FOLLOWING

THAT PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE

(Continued on next page)

UNOFFICIAL COPY 98456408

12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 45.00 FEET MEASURED PERPENDICULAR NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY'S TRACK I.C.C. NO. 860 WITH THE SOUTHWESTERLY LINE OF LAKE STREET PER TOWNSHIP DEDICATION (BEING A LINE 33.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE THEREOF AS NOW CONSTRUCTED AND OCCUPIED); THENCE SOUTH 70 DEGREES 58 MINUTES 01 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 233.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 4 DEGREES 04 MINUTES 12 SECONDS WEST 567.084 FEET, BEING A LINE "A"; THENCE SOUTH 2 DEGREES 01 MINUTES 18 SECONDS EAST 814.717 FEET, BEING A LINE "B"; THENCE SOUTH 87 DEGREES 57 MINUTES 42 SECONDS WEST 53.00 FEET; THENCE SOUTH 2 DEGREES 02 MINUTES 18 SECONDS EAST 71.715 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE LAST DESCRIBED LINE THROUGH A POINT ON THE AFORESAID LINE DRAWN 45.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY'S TRACK I.C.C. NO. 860, SAID POINT BEING 1038.00 FEET AS MEASURED ALONG SAID PARALLEL LINE SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 30, 1958 AS DOCUMENT NO. 17415288 AND KNOWN AS TRACT 7-4-71; THENCE SOUTH 87 DEGREES 57 MINUTES 42 SECONDS WEST, ALONG THE LAST DESCRIBED PERPENDICULAR LINE 45.00 FEET; THENCE NORTH 2 DEGREES 02 MINUTES 18 SECONDS WEST 371.715 FEET; THENCE NORTH 12 DEGREES 57 MINUTES 42 SECONDS EAST 85.000 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 45.00 FEET WEST OF AND PARALLEL WITH THE AFORESAID LINE "B"; THENCE NORTH 2 DEGREES 01 MINUTES 18 SECONDS WEST 681.191 FEET, ALONG THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED NO. 15653 RECORDED OCTOBER 5, 1971 AS DOCUMENT NO. 21654936; THENCE NORTH 39 DEGREES 18 MINUTES 57 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 6.244 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE AFORESAID TRACT OF LAND AS DESCRIBED IN THE AFORESAID DEED RECORDED AS DOCUMENT NO. 21654936; THENCE NORTHERLY 106.175 FEET, ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE OF 1351.59 FEET RADIUS, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 1 DEGREE 23 MINUTES 00 SECONDS WEST TO A POINT ON A LINE DRAWN 59.97 FEET (MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE AFORESAID LINE "A"; THENCE NORTH 4 DEGREES 04 MINUTES 12 SECONDS EAST 212.60 FEET, ALONG SAID PARALLEL LINE TANGENT TO SAID ARC, BEING THE EASTERLY LINE OF THE AFORESAID TRACT; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 2 DEGREES 58 MINUTES 27 SECONDS WEST 203.946 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 3 DEGREES 59 MINUTES 18 SECONDS WEST 19.034 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTHWESTERLY 45.116 FEET, BEING THE ARC OF A CIRCLE OF 250.00 FEET RADIUS, CONVEX TO THE NORTHEAST, TANGENT TO THE LAST DESCRIBED COURSE, AND WHOSE CHORD BEARS NORTH 5 DEGREES 45 MINUTES 55 SECONDS WEST, TO THE POINT OF INTERSECTION WITH THE AFORESAID SOUTHWESTERLY LINE OF LAKE STREET, SAID POINT OF INTERSECTION BEING 31.113 FEET AS MEASURED ALONG SAID SOUTHWESTERLY LINE NORTHWESTERLY OF THE HEREINABOVE DESIGNATED POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 58 MINUTES 01 SECONDS EAST 81.113 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 1

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A CORPORATION OF DELAWARE, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 26, 1972 AND KNOWN AS TRUST

(Continued on next page)

UNOFFICIAL COPY

NUMBER 59992 DATED JULY 5, 1972 AND RECORDED JULY 28, 1972 AS DOCUMENT NO. 21994226
FOR RETENTION BOND OVER THE FOLLOWING

THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF A PARCEL OF LAND
CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY QUIT CLAIM DEED RECORDED
DECEMBER 30, 1958 AS DOCUMENT NO. 21415288 AND KNOWN AS TRACT 7-4.7 WITH A LINE DRAWN
45.00 FEET (MEASURED PERPENDICULARLY NORTHWESTERLY OF AND PARALLEL WITH THE CENTER
LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY'S TRACK I. C. C. NO. 860;
THENCE SOUTH 21 DEGREES 47 MINUTES 42 SECONDS WEST, ALONG SAID PARALLEL LINE A
DISTANCE OF 119.00 FEET; THENCE NORTH 37 DEGREES 57 MINUTES 42 SECONDS EAST A
DISTANCE OF 112.50 FEET; THENCE SOUTH 17 DEGREES 38 MINUTES 33 SECONDS WEST A
DISTANCE OF 20.915 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE OF 895.894
FEET RADIUS, CONVEX TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE, A
DISTANCE OF 96.325 FEET TO THE POINT OF COMPOUND CURVE; THENCE SOUTHERLY ALONG SAID
COMPOUND CURVE, BEING THE ARC OF A CIRCLE OF 1311.45 FEET RADIUS, CONVEX WESTERLY,
AND WHOSE CHORD BEARS SOUTH 6 DEGREES 34 MINUTES 41 SECONDS EAST, AN ARC DISTANCE OF
826.755 FEET; THENCE SOUTH 34 DEGREES 38 MINUTES 17 SECONDS EAST ALONG A LINE TANGENT
TO SAID COMPOUND CURVE A DISTANCE OF 35.053 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
A CIRCLE OF 472.614 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST
DESCRIBED LINE A DISTANCE OF 17.710 FEET; THENCE SOUTH 48 DEGREES 19 MINUTES 07
SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC A DISTANCE OF 28.754
FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE OF 711.966 FEET RADIUS, CONVEX
TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE, A DISTANCE OF 155.746 FEET
TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 66
DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 493.867 FEET; THENCE SOUTH 13
DEGREES 15 MINUTES 27 SECONDS WEST A DISTANCE OF 535.00 FEET; THENCE NORTHWESTERLY
ALONG A STRAIGHT LINE A DISTANCE OF 115 FEET MORE OR LESS, TO THE POINT OF BEGINNING
IN COOK COUNTY, ILLINOIS.

SCHEDULE B

PERMITTED EXCEPTIONS

(1) All present and future zoning, building and environmental laws, ordinances, codes, restrictions and regulations of any municipal, state, Federal or other governmental authority, including without limitation, all boards, bureaus, commissions, departments and bodies thereof, now or hereafter having or acquiring jurisdiction over the Property or the use and improvement thereof.

(2) All covenants, restrictions, easements, reservations, conditions, consents and agreements of record.

(3) The state of facts which would be shown by a current survey and inspection of the Property.

(4) The rights, if any, relating to construction, maintenance and operation of public utility lines, wires, poles, cables, pipes, distributing boxes and other equipment and installations on, over and under the Property.

(5) Encroachments and projections of walls, foundations, stoops, cellar steps, areas, cornices, trim or other improvements or installations onto the Property or from the Property onto adjoining property; party walls and party wall rights; variations between the record lot lines of the Property and those shown on the tax map; and consents of record for the erection and maintenance of any structures on, under or above any streets or roads in front of or adjoining the Property.

(6) The Materials and the agreements accomplishing the Eliminations (as defined in the Contract of Sale and Purchase between grantor and grantee).

(7) Real estate taxes, assessments, water charges, sewer rents and municipal charges.

(8) Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF NEW YORK

ss.

COUNTY OF WESTCHESTER

Susan Sandelton as Trustee of the Alisan Trust and Susan Sandelton as Successor Trustee of the Diatoff Trust, being duly sworn on oath, states that she resides at 17 Tarrytown Road, Suite 100, White Plains, NY 10607, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing parcel)

-OR-

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1989.

2. The division or subdivision of land into parcels or tracts of 5 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 1 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 easements of access.
6. The conveyance of land owned by 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 2 parts and not involving any new streets or easements of access.

