

UNOFFICIAL COPY

Trustee's Deed

*formerly known as First Colonial Trust Company

77361167 ZC

THIS INDENTURE made this 20th day of August, 1998

between *FIRSTAR BANK ILLINOIS, an Illinois Banking Corporation, and duly authorized to accept and execute trusts within the State of Illinois not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Corporation in pursuance of a certain Trust Agreement dated 1st

day of June

1994, AND known as Trust Number 6517 party of the first part and MARK D. BEVILL, a married man

Address of Grantee: c/o MB Properties, 1580 N. Northwest Highway, Suite 120, Park Ridge, Ill. as ~~parties to the deed~~ party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/hundredths \$10.00 Dollars and other good and valuable considerations in hand paid does hereby convey

and quit-claim unto said part y of the second part, the following described real estate situated in Cook County, Illinois, to wit:

Legal Description: See Exhibit "A" attached

Common address: 2300 East Higgins Road, Elk Grove Village, Illinois 60007

Permanent Index Number: 08-26-401-027-0000
08-26-400-004-0000

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements of record; general taxes for the year 1998 and subsequent years; and existing leases.

together with the tenements and appurtenances thereunto belonging.

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

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 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 and attested by another of its officers, the day and year first above written.



FIRSTAR BANK ILLINOIS

as Trustee aforesaid, and not personally

Attest: Angela McClain
Angela McClain, Land Trust Officer

By: Norma J. Haworth
Norma J. Haworth, Land Trust Officer

98793005

DEPT-01 RECORDING \$27.00
70000 TRAN 0566 09/04/98 09:07:00
#9709 #CG *-98-793005
COOK COUNTY RECORDER

509000036

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COUNTY OF Cook)
) SS
STATE OF ILLINOIS)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that

Norma J. Haworth, Land Trust Officer

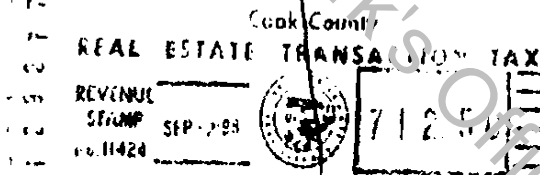
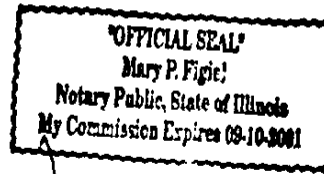
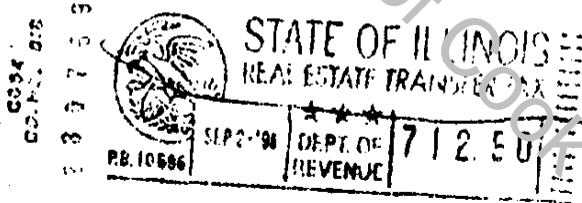
of FIRSTAR BANK ILLINOIS, an Illinois Banking Corporation and

Angela McClain, Land Trust Officer

of said corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such officers of said corporation respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Land Trust Officer of said corporation did also then and there acknowledge that he/she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his/her own free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of August, 19 98

Mary P. Figiel
Notary Seal



500-0686

BOX 333-CTI

DELIVERY

NAME Tom Kaufmann
STREET 180 N STETSON
CITY CHGO, IL #3500
60601-6791

THIS INSTRUMENT PREPARED BY

Norma J. Haworth

FIRSTAR BANK ILLINOIS
104 NO. OAK PARK AVENUE
OAK PARK, ILLINOIS 60301

Mail tax bill to: Mark Bevil 1580 N. Northwest Hwy
Suite 120
Park Ridge, IL 60068

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EXHIBIT "A"

RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS 353.34 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, MEASURED ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHWESTERLY ALONG A LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST FROM THE LAST MENTIONED LINE TO THE CENTER LINE OF HIGGINS ROAD, THE INTERSECTION OF THE LAST DESCRIBED LINE AND THE CENTER LINE OF HIGGINS ROAD BEING A TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF HIGGINS ROAD 167.26 FEET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF HIGGINS ROAD FROM THE LAST MENTIONED POINT WHICH DEFLECTS SOUTHERLY 0 DEGREES 23 MINUTES 30 SECONDS 151.90 FEET; THENCE NORTHEASTERLY ALONG A LINE NORTH 18 DEGREES 30 MINUTES EAST, A DISTANCE OF 535 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE NORTH 71 DEGREES 30 MINUTES WEST, TO A POINT IN THE NORTH LINE FIRST HEREIN DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST TO THE TRUE POINT OF BEGINNING, (EXCEPT PARTS TAKEN FOR HIGGINS ROAD AND EXCEPT THAT PART LYING WEST OF THE WEST LINE OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 26, AFORESAID), IN COOK COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT WHICH IS 353.34 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 26, MEASURED ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE SOUTHWESTERLY ALONG A LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST FROM THE LAST DESCRIBED LINE TO THE CENTER LINE OF HIGGINS ROAD, THE INTERSECTION OF THE LAST DESCRIBED LINE AND THE CENTER LINE OF HIGGINS ROAD BEING A TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF HIGGINS ROAD 167.26 FEET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF HIGGINS ROAD FROM THE LAST MENTIONED POINT, WHICH DEFLECTS SOUTHERLY 0 DEGREES 23 MINUTES 30 SECONDS 151.90 FEET; THENCE NORTHEASTERLY ALONG A LINE NORTH 18 DEGREES 30 MINUTES EAST, A DISTANCE OF 535 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE NORTH 71 DEGREES 30 MINUTES WEST, TO A POINT IN THE LINE FIRST HEREIN DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID LINE DRAWN SOUTH 18 DEGREES 30 MINUTES WEST TO THE TRUE POINT OF BEGINNING, (EXCEPT PARTS TAKEN FOR HIGGINS ROAD AND EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26 AFORESAID), IN COOK COUNTY, ILLINOIS

500-6656

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Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF LAKE)

VINCENT L. PALMIERI, being duly sworn on oath, states that his address is c/o Vincent L. Palmieri, Esq., Ray & Glick, Ltd., P.O. Box 400, Libertyville, Illinois 60048. That the attached deed is not in violation of Section 1 the Plat Act (765 ILCS 205/1) for one of the following reasons:

- A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
B. The conveyance falls in one of the following exemptions set orth in the Act:
1. 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.
2. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. 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.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyances of land for highway and 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.
7. Conveyances made to correct description in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1955 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

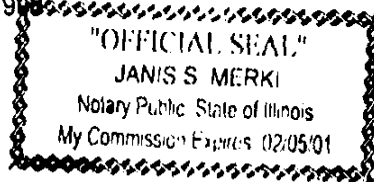
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deed of Cook County, Illinois, to accept the attached deed for recording.

Vincent Palmieri (Handwritten signature)

Subscribed and Sworn to before me this 20th day of August, 1998

Janis S Merki Notary Public

jsm(hd)platact.aff



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