

# UNOFFICIAL COPY

99614041

5942/0189 04 001 Page 1 of 9  
1999-06-25 12:26:17  
Cook County Recorder 37.00

7817747 9904844  
E. Sherlock 01 193



99614041

EXEMPT UNDER PROVISIONS OF PARAGRAPH L.  
SEC. 200. 1-2 (B-6) OR PARAGRAPH L. SEC. 200.  
1-4 (B) OF THE CHICAGO TRANSACTION TAX

(Above space for Recorder's Use)

\*\*\*\*\*

## SPECIAL WARRANTY DEED IN TRUST

*9  
BANK*

THIS INDENTURE, made and dated to be effective this 14th day of June, 1999, between CONOPCO, INC., a corporation created and existing under and by virtue of the laws of the State of New York, and duly authorized to transact business in the State of Illinois, having an office at 390 Park Avenue, New York, New York 10022-4698 (herein called "Grantor") and FIRST BANK AND TRUST COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 14th day of June, 1999, and known as Trust No. 10 2304, whose address is 300 E. Northwest Highway, Palatine, Illinois 60087 (hereinafter referred to as "said Trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement.

### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by or on behalf of said Trustee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directions of Grantor, by these presents does CONVEY unto Grantee, its successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described as follows:

Per the Legal Description of the Property set forth in Exhibit "A" attached hereto and forming a part hereof

Permanent Tax No.: 16-03-105-008-0000  
16-03-105-020-0000  
16-03-105-021-0000

Commonly known as: 1500 N. Kostner Avenue  
Chicago, Illinois 60651

subject to the "Permitted Exceptions" set forth in Exhibit "B" attached hereto and forming a part hereof, none of which are reimposed or extended hereby.

**BOX 333-CTI**

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Property of Cook County Clerk's Office

135069  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP JUN25.99  
P.B. 11424  
962.75  
Cook County

291163  
COOK  
CO. NO. 016  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
JUN25.99  
962.75  
P.B. 10608

291162  
COOK  
CO. NO. 018  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
JUN25.99  
962.75  
P.B. 10600

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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, title or interest in or about or easement appurtenant to said premises 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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 said 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 said 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

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amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 its, his or their predecessor 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.

The Grantor, for itself, and its successors, does hereby covenants, promise and agree, to and with said Trustee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except with respect to the Permitted Exceptions, and does also hereby covenants, promise and agree, to and with the said Trustee, its successors and assigns, to warrant and forever defend such title to the said real estate against all persons lawfully claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Vice President, duly authorized so to do, and attested by its Asst. Secretary, the day and year first above written.

CONOPCO, INC., a New York corporation

By: Eugene Zeffren  
Name: Eugene Zeffren  
Title: Vice President

ATTEST:

By: Matthew A. Phillips  
Name: Matthew A. Phillips  
Title: Assistant Secretary

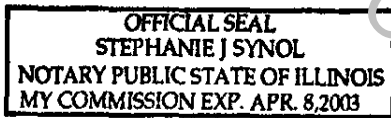
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STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, Stephanie J. Synol, a Notary Public in and for the County and State aforesaid, do hereby certify that Eugene Zeffren, personally known to me to be the Vice President of CONOPCO, INC., and Matthew A. Phillips, personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument pursuant to the authority given by the Board of Directors of said corporation, as their 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 notarial seal this 21st day of June 1999.



Stephanie J. Synol
Notary Public

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THIS INSTRUMENT PREPARED BY: John T. Huntington
McBride Baker & Coles
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60521

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MAIL SUBSEQUENT TAX BILLS TO: Michael Goldstein
3057 N. Rockwell Street
Chicago, IL 60618

\*\*\*\*\*

MAIL THIS INSTRUMENT TO: Joel Brosk, Esq.
Brozosky & Brosk, P.C.
40 Skokie Blvd., Suite 630
Northbrook, IL 60062

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EXHIBIT "A"

99614041

## LEGAL DESCRIPTION

PARCEL 1: That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the East line (hereinafter referred to as "First Mentioned East Line") of the West 300 feet of said Northeast 1/4 of the Northwest 1/4, with a straight line (hereinafter referred to as "First Mentioned Straight Line") drawn from a point on the above described First Mentioned East Line which is 686.25 feet South of the North line of said Northeast 1/4 of the Northwest 1/4 which is 685.15 feet South of the Northeast corner thereof; and running thence East along the above "First Mentioned Straight Line", a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as "West Line") of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said "West Line", a distance of 320 feet; thence West along a straight line (hereinafter referred to as "Second Mentioned Straight Line") located 320 feet South of and parallel with the above described "First Mentioned Straight Line", a distance of 393.47 feet more or less, to the intersection of such "Second Mentioned Straight Line" with the above described "First Mentioned East Line", and thence North along said "First Mentioned East Line", a distance of 320 feet to the point of beginning, excepting from the above described land any part thereof that may fall within the limits of the land described in Parcel 2 of Warranty Deed from Martin J. Hanson and others to Zenith Radio Corporation, a corporation of Illinois, dated June 6, 1950 and recorded June 9, 1950 as Document 14822985, in Cook County, Illinois.

PARCEL 2: The Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian (except the West 300 feet of said Northeast 1/4 of the Northwest 1/4) (except that part of said Northeast 1/4 of the Northwest 1/4 lying North of a straight line hereinafter referred to as "Straight Line" drawn from a point on the East line of the West 300 feet aforesaid which point is 686.25 feet South of the North line of said Section to a point on the East line of said Northwest 1/4, which latter point is 685.15 feet South of the Northeast 1/4 of said Northwest 1/4) (and except also that part of said Northeast 1/4 of the Northwest 1/4 described as follows: Beginning at the point of intersection of the East line of the West 300 feet aforesaid with the above defined straight line and running thence East along said straight line a distance of 393.47 feet to its

intersection with the West line of the East 640.48 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said West line of the East 640.48 feet a distance of 634.91 feet to its intersection with the South line of said Northeast 1/4 of the Northwest 1/4; thence West along said South line of the Northeast 1/4 of the Northwest 1/4 a distance of 394.72 feet to its intersection with said East Line of the West 300 feet of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the West 300 feet a distance of 635.35 feet to the place of beginning) (and except also therefrom the East 33 feet of the Northwest 1/4 of said Section 3), in Cook County, Illinois.

PARCEL 3: That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at a point in the South Line of the Northeast 1/4 of the Northwest 1/4 of said Section 3 which is 640.48 feet West of the Southeast corner of said Northeast 1/4 of the Northwest 1/4 and running thence North on a line which is parallel with the East line of said Northeast 1/4 of the Northwest 1/4 for the distance of 18 feet to a point; thence West on a line which is parallel with the said South line of the Northeast 1/4 of the Northwest 1/4 for a distance of 25.76 feet to a point of curve; thence Northwesterly on a curved line tangent to said last described line convex to the Southwest and having a radius of 373.07 feet a distance of 352.52 feet to a point of compound curve; thence continuing Northwesterly on a curved line convex to the Southwest and having a radius of 349.27 feet a distance of 203.61 feet to a point in the East Line of the West 300 feet of said Northeast 1/4 of the Northwest 1/4; thence South along said East line of West 300 feet a distance of 105.22 feet to a point which is 256.92 feet North of the South line of the Northeast 1/4 of the Northwest 1/4; thence Southeasterly on a curved line convex to the Southwest concentric with said last described curved line and having a radius of 369.27 feet for a distance of 108.68 feet to a point of compound curve; thence continuing Southeasterly in a curved line convex to the Southwest concentric with said first described curved line and having a radius of 393.07 feet a distance of 331.75 feet to a point in the South line of said Northeast 1/4 of the Northwest 1/4; thence East along said South line a distance of 65.36 feet to point of beginning, in Cook County, Illinois.

Permanent Tax No.: 16-03-105-008-0000  
16-03-105-020-0000  
16-03-105-021-0000

Commonly Known As: 1500 N. Kostner Avenue  
Chicago, Illinois 60651

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EXHIBIT "B"

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## PERMITTED EXCEPTIONS

- (a) General real estate taxes for the years 1998 and following;
- (b) Special assessments confirmed after this Agreement date;
- (c) Zoning and building laws and ordinances;
- (d) Exceptions lettered B, C, D, E, F, G, H, I, J, K, L, M and N in the Commitment for Title Insurance issued by Chicago Title Insurance Company as Order 77-73-980 effective October 8, 1998;
- (e) Acts of the Purchaser, and all persons claiming by, through or under the Purchaser.

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## PLAT ACT AFFIDAVIT

99614041

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

JOHN T. HUNTINGTON, being duly sworn on oath, states that he resides at One Mid America Plaza, Suite 1000, Oakbrook Terrace, Illinois 60181. 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

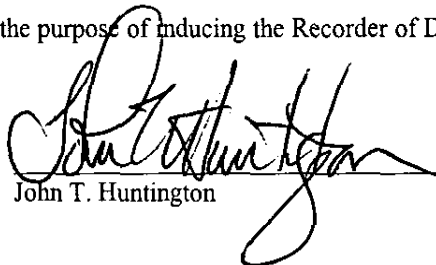
-OR-

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

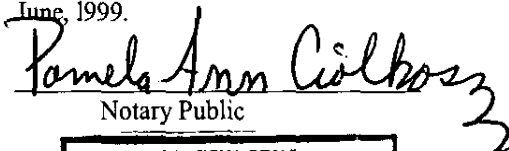
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest 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 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.

  
John T. Huntington

SUBSCRIBED AND SWORN TO  
before me this 22nd day of  
June, 1999.

  
Notary Public

