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1999-07-27 09:52:04
Cook County Recorder 35.50



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For Recorder's Office Use Only

This instrument was prepared by:

Steven D. Friedland
Schiff Hardin & Waite
6600 Sears Tower
Chicago, IL 60606

After recording return to:

Elizabeth McCloy
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

QUIT CLAIM DEED IN TRUST

THE CITY OF PROSPECT HEIGHTS ("Grantor"), a municipal corporation created and existing under and by virtue of the laws of the State of Illinois, having an address at 14 East Camp McDonald Road, Prospect Heights, Illinois 60070, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to **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 July, 1999, known as Trust Number 10-2313 ("Grantee"), having an address at 300 East Northwest Highway, Palatine, Illinois 60067-0249, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: Part of 03-24-101-048; part of 03-24-101-009; and part of 03-24-100-045.

Commonly Known as: Arena Pad Parcel

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Cash Co., IL

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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 amendments 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 any 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 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

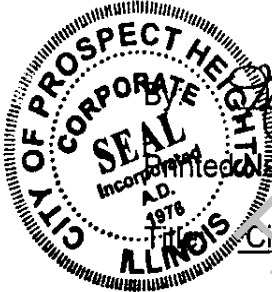
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Mayor, and attested by its City Clerk, this 23RD day of July, 1999.

ATTEST:

The City of Prospect Heights, an Illinois municipal corporation



Karen A. Pedersen
Printed Name: Karen A. Pedersen
City Clerk

By: Edward P. Rotchford
Printed Name: Edward P. Rotchford
Title: Mayor

ACKNOWLEDGMENT

State of Illinois)
County of Cook) ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD P. ROTCHFORD, personally known to me to be the Mayor of The City of Prospect Heights, an Illinois municipal corporation and KAREN A. PEDERSEN, personally known to me to be the City Clerk of said municipal 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 Mayor and City Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23RD day of July, 1999.

Commission expires _____

Sherry L. Sickles
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Prospect Land Acquisition, LLC
7 Happ Road, Suite 8
Northfield, IL 60093

Attention: John G. Wilson

Exempt under 35 ILCS 200/31-45(b)
Real Estate Transfer Tax Act and
Cook County under Paragraph "B"

John G. Wilson
Authorized Agent/Attorney

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EXHIBIT A
LEGAL DESCRIPTION

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ARENA PAD PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PART OF LOT ONE IN PIPER LANE MINIWAREHOUSE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT ONE IN PINECREST APARTMENTS, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1988 AS DOCUMENT NO. 88117034, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE; THENCE SOUTH $00^{\circ}-26'-50''$ EAST, BEING AN ASSUMED BEARING ON THE EAST LINE OF SAID LOT ONE, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, A DISTANCE OF 481.50 FT. TO THE INTERSECTION WITH A LINE 149.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT ONE IN PIPER LANE MINIWAREHOUSE SUBDIVISION; THENCE NORTH $89^{\circ}-30'-14''$ WEST, ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.33 FT. TO A POINT ON THE WESTERLY LINE OF SAID LOT ONE BEING A CURVED LINE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 483.0 FT.; THENCE NORTHWESTERLY 163.19 FT. ON THE ARC OF THE LAST DESCRIBED CURVE, HAVING A CHORD BEARING OF NORTH $11^{\circ}-18'-33''$ WEST AND A CHORD DISTANCE OF 162.41 FT.; THENCE CONTINUING NORTH $21^{\circ}-02'-32''$ WEST, ON THE WESTERLY LINE OF SAID LOT ONE, A DISTANCE OF 55.64 FT. (55.61 = RECORD) TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING NORTHEASTERLY 214.49 FT. ON THE WESTERLY LINE OF SAID LOT ONE, BEING THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 250.0 FT. WITH A CHORD BEARING OF NORTH $3^{\circ}-35'-50''$ EAST AND A CHORD DISTANCE OF 207.98 FT.; THENCE CONTINUING NORTH $28^{\circ}-10'-35''$ EAST, ON THE WESTERLY LINE OF SAID LOT ONE, A DISTANCE OF 72.31 FT. TO THE NORTHWEST CORNER OF SAID LOT ONE; THENCE SOUTH $89^{\circ}-20'-03''$ EAST, ON THE NORTH LINE OF SAID LOT ONE, SAID LINE ALSO BEING THE SOUTH LINE OF PIPER LANE AS DEDICATED PER DOCUMENT NO. 24897636, A DISTANCE OF 342.22 FT. (342.30 = RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL TWO:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR; THENCE NORTH $00^{\circ}-26'-50''$ WEST, BEING AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, A DISTANCE OF 149.52 FT. TO THE INTERSECTION WITH A LINE 149.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}-26'-50''$ WEST, ON THE LAST DESCRIBED LINE, A DISTANCE OF 481.50 FT. TO THE SOUTH LINE OF PIPER LANE AS DEDICATED PER DOCUMENT NOS. 24897636 AND 87547388; THENCE SOUTH $85^{\circ}-00'-51''$ EAST, ON THE SOUTH LINE OF SAID PIPER LANE, A DISTANCE OF 293.88 FT. TO A POINT OF CURVE IN SAID SOUTH LINE; THENCE CONTINUING ON SAID PIPER LANE SOUTHEASTERLY 19.02 FT. ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 13.0 FT. WITH A CHORD BEARING OF SOUTH $42^{\circ}-28'-14''$ EAST AND A CHORD DISTANCE OF 17.37 FT. TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH $00^{\circ}-19'-29''$ EAST, ON THE WESTERLY LINE OF SAID PIPER LANE, A DISTANCE OF 95.42 FT. TO

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A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING SOUTHEASTERLY 82.24 FT. ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 71.50 FT. WITH A CHORD BEARING OF SOUTH 35°-55'-29" EAST AND A CHORD DISTANCE OF 77.78 FT. TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 989.57 FT., AS MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR; THENCE SOUTH 00°-45'-34" EAST, ON THE WEST LINE OF THE EAST 989.57 FT., AS MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, A DISTANCE OF 286.22 FT. TO THE INTERSECTION WITH A LINE 149.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR; THENCE NORTH 89°-30'-14" WEST, ON A LINE 149.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, A DISTANCE OF 348.49 FT. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL THREE:

THE WEST 30.0 FT. LOT TWO IN BRIARLAKE RESUBDIVISION, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1989 AS DOCUMENT NO. 89499649, LYING NORTH OF THE SOUTH 149.5 FT. OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-FOUR, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

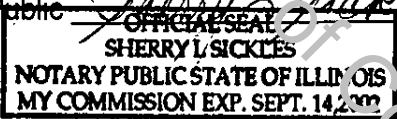
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 23, 1999

Signature: *Edward P. Rotchford*
Edward P. Rotchford

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID EDWARD P. ROTCHFORD THIS 23RD DAY OF JULY, 1999.

My commission expires:

Notary Public *Sherry L. Sickles*


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The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July, 1999

Signature: *Michael Winter*
MICHAEL WINTER

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MICHAEL WINTER THIS 23RD DAY OF JULY, 1999.

My commission expires:

Notary Public *Sherry L. Sickles*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

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Edward P. Rotchford, being duly sworn on oath, states that he is the Mayor of The City of Prospect Heights, an Illinois municipal corporation with an address at 14 E. Camp McDonald Road, Prospect Heights, Illinois 60070; and further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
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 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;
 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 a right of way for railroads or other public utility facilities and other pipe lines 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 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;
 7. Conveyances made to correct descriptions in prior conveyances.
 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 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 a registered surveyor; provided, however, 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 and configuration 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. Amended by P.A. 80-318, Paragraph 1, eff. October 1, 1977.

