

UNOFFICIAL COPY

TRUSTEE'S DEED (INDIVIDUAL)
THIS INSTRUMENT WAS PREPARED BY
DESIRE'E ANN MARKS
BANCO POPULAR NORTH AMERICA
8383 WEST BELMONT AVE., RIVER GROVE, IL

99757440

6901/0268 03 001 Page 1 of 4
1999-08-09 15:24:28
Cook County Recorder



99757440



7824075 DZ MS

THIS INDENTURE, made this 29TH day of JULY, 1999, between BANCO POPULAR NORTH AMERICA, (F/K/A) PIONEER BANK & TRUST COMPANY, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and

The above space for recorders use only

Delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 22ND day of APRIL, 1983, and known as Trust Number 23506, party of the first part, and 3233 NORTH ARLINGTON HEIGHTS ROAD L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County Illinois, to-wit:

LOT 1 IN THE KNOEPEL-MITROFF RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

Common Address: 3233 NORTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004

PIN: 03-08-102-030-0000 VOLUME 231

together with the tenements and appurtenances thereunto belonging.

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

~~SUBJECT TO: **SEE EXHIBIT A ATTACHED** THE RIGHT OF MR. MANDELL TO APPROVE, TITLE TO THE OFFICE PARCEL SHOULD ONLY BE SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE. EXCEPTIONS M. (NOTE THAT IF CHICAGO TITLE RAISE ENCROACHMENT OF BUILDING OVER BUILDING LINE, AN ENCROACHMENT ENDORSEMENT WILL NEED TO BE ISSUED TO THE BUYER), Q (NOTE THAT CHICAGO TITLE SHOULD AMEND COMMITMENT TO REFLECT PLAT RECORDING INFORMATION), R (NOTE THAT CHICAGO TITLE SHOULD AMEND COMMITMENT TO REFLECT PLAT RECORDING INFORMATION) (NOTE, EXCEPTION T AND X AFFECTS PARTS OF UNDERLYING LOTS THAT ARE NOT THE SUBJECT PROPERTY AND SHOULD BE DELETED FROM COMMITMENT), W, P, S, V, U, Q, AND ALSO "A TEN FOOT EASEMENT OVER THE WEST TEN FEET AS SHOWN ON THE PLAT OF SUBDIVISION FOR FREEDOM SMALL FARMS SUBDIVISION RECORDED JUNE 17, 1941 AS DOCUMENT 12703394" (THIS IS SHOWN ON THE SURVEY BUT NOT SHOWN ON THE TITLE COMMITMENT AND SHOULD BE ADDED TO THE TITLE COMMITMENT).~~

COOK CO. NO. 018
293472



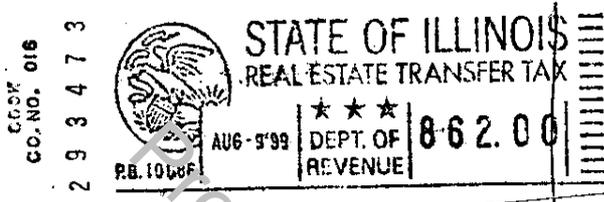
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-9'99
DEPT. OF REVENUE
062.00

BOX 333-CTT

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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.

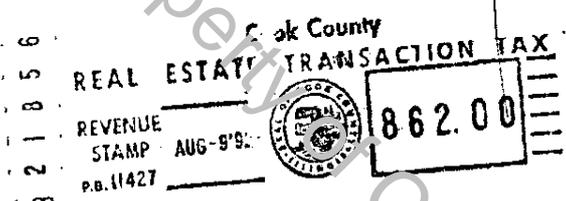
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.



BANCO POPULAR NORTH AMERICA,
(F/K/A) PIONEER BANK & TRUST COMPANY,
as Trustee, as aforesaid, and not personally,

By [Signature]
VICE PRESIDENT/TRUST OFFICER

Attest [Signature]
ASSISTANT SECRETARY



STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President /Trust Officer and Assistant Secretary of the BANCO POPULAR NORTH AMERICA, F/K/A PIONEER BANK & TRUST COMPANY, An Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Corporation caused the corporate seal of said Illinois Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal, Date JULY 30, 1999

Notary Public [Signature]

DELIVERY CITY

NAME MICHAEL MANDELL
SACHNOFF & WEAVER, LTD.
STREET 30 S. WACKER DRIVE
CHICAGO, IL 60601

CITY _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER _____

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EXHIBIT A

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1. TAXES FOR THE YEAR(S) 1998 AND 1999
1999 TAXES ARE NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. BUILDING LINE OVER THE EAST 40 FEET (EXCEPT THE NORTH 100 FEET) AND THE WEST 40 FEET OF THE EAST 56.58 FEET OF THE NORTH 100 FEET AS SHOWN ON THE PLAT OF THE KNOEPPPEL-MITROFF RESUBDIVISION RECORDED OCTOBER 19, 1976 AS DOCUMENT NUMBER 23678199.
4. A 50 FOOT BUILDING LINE OVER THE SOUTHWESTERLY LINE OF LAND AS SHOWN ON THE PLAT OF THE KNOEPPPEL-MITROFF RESUBDIVISION RECORDED OCTOBER 19, 1976 AS DOCUMENT NUMBER 23678199.
5. VIOLATION OF THE BUILDING LINE NOTED ABOVE AT EXCEPTION REFERENCE LETTER R BY THE THREE STORY BRICK OFFICE BUILDING, AS SHOWN ON PLAT OF SURVEY NUMBER 880344 PREPARED BY JAMES M. ELLMAN DATED MARCH 12, 1988 AND REVISED APRIL 5, 1988.
6. EASEMENT FOR SEWER AND WATERMAIN PURPOSES IN FAVOR OF THE VILLAGE OF ARLINGTON HEIGHTS OVER THAT PORTION OF THE PROPERTY DESCRIBED IN CASE NUMBER 75CO676.
7. 10 FOOT UTILITY EASEMENT OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE KNOEPPPEL-MITROFF RESUBDIVISION RECORDED OCTOBER 19, 1976 AS DOCUMENT 23678199.
8. UTILITY EASEMENT AS SHOWN ON THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 19, 1976 AS DOCUMENT 23678199 OVER THE FOLLOWING:

SOUTHWESTERLY 20 FEET OF LAND EASTERLY 10 FEET OF LAND EAST 5 FEET OF THE NORTH 214.33 FEET (EXCEPT THE NORTH 100 FEET THEREOF) EAST 20 FEET OF THE NORTH 100 FEET OF THE LAND.
9. GRANT OF EASEMENT, RECORDED OCTOBER 3, 1977 AS DOCUMENT 24131658 FROM THE BANK AND TRUST COMPANY OF ARLINGTON HEIGHTS, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1975 KNOWN AS TRUST NUMBER 1098 TO THE ILLINOIS BELL TELEPHONE COMPANY ITS SUCCESSORS AND ASSIGNS A 10 FOOT UTILITY EASEMENT ON THE WEST 93.42 FEET OF THE SOUTH 10 FEET OF THE NORTH 132 FEET OF THE LAND.
10. AGREEMENT BY AND BETWEEN VILLAGE OF ARLINGTON HEIGHTS AND THE BANK AND TRUST COMPANY OF ARLINGTON HEIGHTS, AS TRUSTEE UNDER TRUST NUMBER 1098, RECORDED NOVEMBER 12, 1976 AS DOCUMENT 23709185, THAT THE OWNER WILL NOT OBJECT TO ANY SPECIAL ASSESSMENTS RELATING TO: SANITARY SEWERS, WATERMAINS, SIDEWALK IMPROVEMENTS OR ANY STREET LIGHTING IMPROVEMENT ON EITHER RELOCATED ARLINGTON HEIGHTS ROAD OR ARLINGTON HEIGHTS ROAD.
11. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 30100 RECORDED MAY 10, 1966 AS DOCUMENT 19821924 RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED; LOT SIZE; DOCK LOADING; PARKING FACILITIES AND PARKING AREAS; MATERIALS AND CONSTRUCTION OF BUILDINGS TO BE ERECTED; LANDSCAPING; CONFORMANCE WITH 'M-1A' CODE OF THE

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VILLAGE OF ARLINGTON HEIGHTS; SCREENING OF WATER TOWERS STORAGE TANKS, ETC., RIGHT OF DECLARANT TO GRANT EASEMENTS; SCREENING OF STORAGE YARDS; USE OF THE LAND; HEIGHT AND LOCATION OF FENCES, WALLS, ETC., APPROVAL OF PLANS.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS THE UNDERLYING LAND)

12. TEN-FOOT EASEMENT OVER THE WEST 10 FEET AS SHOWN ON THE PLAT OF SUBDIVISION FOR FREEDOM SMALL FARMS SUBDIVISION RECORDED JUNE 17, 1941 AS DOCUMENT 12703394.

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