

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

99995053

8532/0147 04 001 Page 1 of 10
1999-10-22 14:05:39
Cook County Recorder 39.00



THIS INDENTURE, made this 30th day of September, 1999, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 delivered to said Bank in pursuance of a certain Trust Agreement, dated the 1st day of May, 1997 and known as Trust Number 300858-07 party of the first part, and

(Reserved for Recorders Use Only)

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 1048 W. Lake Street, Oak Park, Illinois 60301 as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of September, 1999, and known as Trust Number 301108-03 party of the second part.

9
30
day

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

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As See Attached

Property Index Number See Attached

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the grantee Trustee named herein, 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 officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

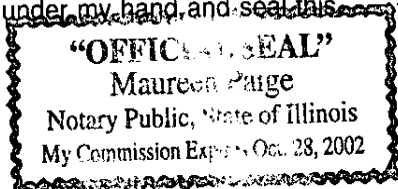
By Margaret O'Donnell
MARGARET O'DONNELL - TRUST OFFICER



STATE OF ILLINOIS)
COUNTY OF COOK) I, MAUREEN PAIGE, a Notary Public in and for said County, in the State aforesaid, do hereby certify

MARGARET O'DONNELL, an officer of American National Bank and Trust Company of Chicago 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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 11th day of October, 1999



BOX 333

Maureen Paige
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago Maureen Paige
MAIL TO: 1048 W. Lake Street, Oak Park, Illinois, 60301

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

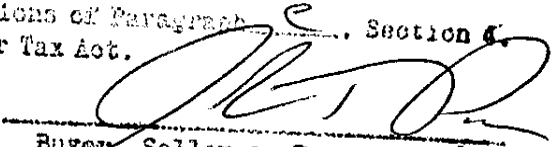
This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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.

Exempt under provisions of Paragraph _____, Section _____
Real Estate Transfer Tax Act.

10/21/99
Date


Buyer, Seller or Representative

99995053

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

99995053

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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-21, 19 99 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said JOHN T. POWEN
this 21st day of October
19 99.



[Signature]
Notary Public

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 10-21, 19 99 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said JOHN T. POWEN
this 21st day of October
19 99.



[Signature]
Notary Public

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.]

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

JOHN T. POWEN

, being duly sworn on oath, states that

he resides at 649 Lombardy Ln., Deerfield, IL. 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 interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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.

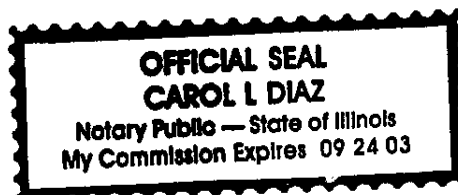
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

SUBSCRIBED and SWORN to before me

this 1st day of Oct., 1999.

Carol L. Diaz
Notary Public



99995053

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1 (ALSO KNOWN AS TRACT G):

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF A LINE THAT IS 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WIT: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, TO A POINT THAT IS 33.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH SAID SECTION LINE, 69.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 60.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 157.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 4002.26 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 19 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 211.53 FEET AND AN ARC LENGTH OF 211.55 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 25, 23.50 FEET TO A POINT ON A LINE 30.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE, 1027.20 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 25, 3.00 FEET TO A POINT ON A LINE 33.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE, 821.66 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF AN ALLEY ADJOINING THE NORTH LINE OF BLOCK 7 OF HARMON AND YOUNGS ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION 33.00 FEET TO A POINT ON THE NORTHERLY LINE OF AN ALLEY ADJOINING BLOCK 7 OF HARMON AND YOUNGS ADDITION, SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST ALONG SAID LINE, 297.74 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 195.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 180.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 50.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 1640.02 FEET TO A POINT THAT IS 33.00 FEET (AS MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 123RD STREET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID LINE, 75.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

TRACT H FILLED GROUND:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF A LINE THAT IS 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO WIT: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, TO A POINT THAT IS 33.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH SAID SECTION LINE, 69.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 60.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 157.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 4002.26 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 19 MINUTES 16 SECONDS WEST, A

UNOFFICIAL COPY

CHORD DISTANCE OF 211.53 FEET AND AN ARC LENGTH OF 211.55 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 25, 23.50 FEET TO A POINT ON A LINE 30.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE, 1027.20 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 25, 3.00 FEET TO A POINT ON A LINE 33.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE, 821.66 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF AN ALLEY ADJOINING THE NORTH LINE OF BLOCK 7 OF HARMON AND YOUNGS ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION 33.00 FEET TO A POINT ON THE NORTHERLY LINE OF AN ALLEY ADJOINING BLOCK 7 OF HARMON AND YOUNGS ADDITION, SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST ALONG SAID LINE, 297.74 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 195.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 180.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 50.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 1640.02 FEET TO A POINT THAT IS 32.00 FEET (AS MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE SOUTHWEST QUARTER, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF 123RD STREET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID LINE, 75.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PARCEL 1, AND FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TELEVISION AND ALL UTILITY PURPOSES TO AND FROM THE BENEFIT OF SAID PARCEL 1, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED TRACT H FILLED GROUND FOR ALL NECESSARY PURPOSES IN CONNECTION WITH LAYING, CONSTRUCTING, INSTALLING, OPERATING AND MAINTAINING, SEWERAGE, GAS AND WATER MAINS, PIPES AND FACILITIES AND ELECTRIC, TELEPHONE AND CABLE TELEVISION POLES, LINES, WIRES, AND FACILITIES ON, OVER AND UNDER THE AFORESAID TRACT H FILLED GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID TRACT H FILLED GROUND FOR ALL NECESSARY PURPOSES IN CONNECTION WITH LAYING, CONSTRUCTING, INSTALLING AND MAINTAINING STREETS, PAVEMENTS, CURBS, GUTTERS, RETURNS AND WALKWAYS ON SAID TRACT H FILLED GROUND, ALL AS CREATED AND RESERVED IN THAT CERTAIN AGREEMENT BY AND BETWEEN JOHN SEXTON CONTRACTORS CO. AND THE FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1992 AND KNOWN AS TRUST NUMBER 92041 AND THE CITY OF BLUE ISLAND, DATED AS OF MAY 25, 1994 AND RECORDED JUNE 3, 1994 AS DOCUMENT NUMBER 94496423 IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 TEN FEET IN WIDTH ALONG THE EASTERLY BOUNDARY LINE OF PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD, NORTHERLY OF THE NORTH LINE OF THE ALLEY WHICH RUNS EASTERLY AND WESTERLY IN THE CENTER OF BLOCK 7 IN HARMON AND YOUNGS ADDITION TO BLUE ISLAND, AND SOUTHERLY OF THE NORTHERLY 33 FEET OF THE SAID EAST HALF,

EXCEPTING THEREFROM THE SOUTHERLY 1820 FEET OF THE NORTHERLY 1853 FEET OF THE EASTERLY 145 FEET OF THE SAID EAST HALF TOGETHER WITH THE SOUTHERLY 180 FEET OF THE NORTHERLY 1853 FEET OF THE WESTERLY 50 FEET OF THE EASTERLY 195 FEET OF THE SAID EAST HALF, ALL IN COOK COUNTY, ILLINOIS

FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING UTILITIES THEREON, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, GAS, AND SEWER LINES, PIPES, POLES,

UNOFFICIAL COPY

WIRES AND FACILITIES, TOGETHER WITH THE RIGHT TO TRIM AND/OR CUT OR REMOVE ANY TREES AND/OR BRUSH AND THE RIGHT TO LOCATE GUY WIRES, BRACES AND ANCHORS WHEREVER NECESSARY FOR SAID INSTALLATION, OPERATIONS, OR MAINTENANCE; TOGETHER WITH THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN SEWERAGE, GAS AND WATER MAINS, LINES, PIPES, CULVERTS AND HER SERVICES, FACILITIES AND APPURTENANCES THERETO, AND ELECTRIC, CABLE TELEVISION AND TELEPHONE LINES, CABLES, WIRES, POLES, FACILITIES AND HER SERVICES AND APPURTENANCES THERETO, ON, OVER AND UNDER THE PROPERTY HEREINABOVE DESCRIBED; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY FOR ANY OF THE PURPOSES MENTIONED ABOVE AND ANY NECESSARY PURPOSES IN CONNECTION WITH OR RELATED TO THE ABOVE MENTIONED PURPOSES; TOGETHER WITH THE RIGHT TO GRANT THE FOREGOING EASEMENTS FROM TIME TO TIME TO COMPANIES WHICH PROVIDE SERVICES AS AFORESAID, AS CREATED AND RESERVED IN AN AGREEMENT BY AND BETWEEN JOHN SEXTON CONTRACTORS CO. AND FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1992 AND KNOWN AS TRUST NUMBER 92041 AND THE CITY OF BLUE ISLAND, DATED AUGUST 18, 1992 AND RECORDED AUGUST 18, 1992 AS DOCUMENT NUMBER 92612550, IN COOK COUNTY, ILLINOIS.

99995053

PARCEL 2 (ALSO KNOWN AS TRACT C):

LOT 1 IN FAIRWAY MEADOWS SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT NUMBER 95071188,

(EXCEPTING FROM SAID LOT 1 THE LAND DESCRIBED IN AND SUBMITTED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95210299, AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED APRIL 25, 1995 AS DOCUMENT 95270479, AND SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JUNE 15, 1995 AS DOCUMENT NUMBER 95387714, AND THIRD AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JULY 14, 1995 AS DOCUMENT 95459009, AND FOURTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 25, 1995 AS DOCUMENT NUMBER 95566762, AND FIFTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED DECEMBER 13, 1996 AS DOCUMENT NUMBER 96945200); AND

ALSO EXCEPTION FROM LOT 1 AFORESAID, ALL THE LAND DESCRIBED IN AND SUBMITTED IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025927 AND AS AMENDED.

PARCEL 2A:

PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE ABOVE DESCRIBED PARCEL 2 OVER, UPON AND UNDER THE FOLLOWING DESCRIBED PROPERTY:

REMAINDER TRACT C:

THAT PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 67.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST ALONG A LINE 67.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF SAID SECTION 25, 228.35 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 15 SECONDS EAST, 600.57 FEET TO A POINT ON A LINE 42.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST ALONG SAID LINE, 246.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTH 20 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1592.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 30 MINUTES 46 SECONDS WEST, 400.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 06 SECONDS WEST,

615.36 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 330.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, 265.75 FEET; THENCE NORTH 03 DEGREES 23 MINUTES 03 SECONDS WEST, 100.89 FEET; THENCE NORTH 38 DEGREES 44 MINUTES 12 SECONDS WEST, 106.17 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 29 SECONDS EAST, 145.39 FEET; THENCE NORTH 07 DEGREES 11 MINUTES 09 SECONDS WEST, 136.33 FEET; THENCE NORTH 41 DEGREES 47 MINUTES 27 SECONDS EAST, 321.64 FEET; THENCE NORTH 59 DEGREES 04 MINUTES 35 SECONDS EAST, 77.91 FEET; THENCE SOUTH 72 DEGREES 23 MINUTES 00 SECONDS EAST, 327.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

FOR THE PURPOSES OF DRAINING AND ACCEPTING DRAINAGE OF SURFACE AND STORMWATER RUNOFF FROM THE AFORESAID PARCEL 2; TOGETHER WITH THE RIGHT TO LAY, INSTALL, CONSTRUCT, OPERATE AND MAINTAIN SUCH RETENTION OR DETENTION PONDS OR BASINS, DITCHES, TILES, FEEDERS, LATERALS, PIPES OR HER CONDUIT UPON OR UNDER THE AFORESAID REMAINDER TRACT C AS MAY BE NECESSARY OR APPROPRIATE TO CARRY OUT THE PURPOSES OF SAID EASEMENT AND RIGHT-OF-WAY; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID REMAINDER TRACT C FOR ANY OF THE PURPOSES MENTIONED ABOVE AND ANY NECESSARY PURPOSES RELATED TO THE ABOVEMENTIONED PURPOSES, ALL AS CREATED AND RESERVED IN THAT CERTAIN AGREEMENT BY AND BETWEEN JOHN SEXTON CONTRACTORS CO. AND FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1992 AND KNOWN AS TRUST NUMBER 92041 AND THE CITY OF BLUE ISLAND, DATED AS OF MAY 25, 1994, AND RECORDED JUNE 3, 1994 AS DOCUMENT NUMBER 94496423, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 2 TEN FEET IN WIDTH ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF PROPERTY DESCRIBED AS FOLLOWS, BEING ALSO THE SAME PROPERTY DESCRIBED AS PARCEL 2 OF LAND CONVEYED IN THAT CERTAIN WARRANTY DEED IN TRUST DATED AUGUST 18, 1992 AND RECORDED AUGUST 18, 1992 AS DOCUMENT NUMBER 92612549, IN COOK COUNTY, ILLINOIS:

THAT PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO TERMINAL RAILROAD AND LYING EASTERLY OF THE EASTERLY LINE OF THE GRANT TRUNK WESTERN RAILROAD EXCEPTING THEREFROM THE RIGHT OF WAYS FOR 119TH STREET AND 123RD STREET; ALSO EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 67.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG A LINE 67.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID NORTHWEST QUARTER, 436.84 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS WEST, 345.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS WEST, 545.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST, 345 FEET TO A LINE 67.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID LINE, 545.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 67.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST ALONG A LINE 67.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF SAID SECTION, 228.35 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 15 SECONDS EAST, 326.78 FEET; THENCE SOUTH 33 DEGREES 36 MINUTES 40 SECONDS WEST, 646.63 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 37 SECONDS WEST, 181.18 FEET; THENCE NORTH 14 DEGREES 14 MINUTES 20 SECONDS WEST, 290.13 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST, 245.00 FEET TO A LINE 67.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID LINE, 54.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 67.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST ALONG A LINE 67.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF SAID SECTION 25, 228.35 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 15 SECONDS EAST, 600.57 FEET TO

A POINT ON A LINE 42.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST ALONG SAID LINE, 246.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO TERMINAL RAILROAD; THENCE SOUTH 20 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1592.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 30 MINUTES 46 SECONDS WEST, 400.00 FEET; THENCE SOUTH 42 DEGREES 38 MINUTES 06 SECONDS WEST, 615.36 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 330.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, 265.00 FEET; THENCE SOUTH 03 DEGREES 23 MINUTES 03 SECONDS EAST, 273.32 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 25; THENCE SOUTH 00 DEGREES 08 MINUTES 45 SECONDS EAST ALONG SAID LINE, 172.19 FEET TO A POINT 33 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG A LINE 33 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, 62.63 FEET TO A POINT 20.37 FEET WEST OF THE SOUTHEAST CORNER OF L 22 IN BLOCK 7 OF HANSON PARK SUBDIVISION; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST, 125.40 FEET TO THE NORTH LINE OF SAID L 22; THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST, 84.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAND CONVEYED TO THE BALTIMORE AND OHIO TERMINAL RAILROAD BY DOCUMENT NUMBER 13820802, AND CORRECTED BY DOCUMENT NUMBER 14467560; THENCE NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; ALSO EXCEPT THE WEST 190.00 FEET OF THE SOUTH 183.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 (EXCEPT THE WEST 50.00 FEET THEREOF CONVEYED TO CHICAGO AND SOUTHERN RAILROAD COMPANIES BY DEED RECORDED NOVEMBER 24, 1875 BY DOCUMENT NUMBER 15326), ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO EXCEPT THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF L 22 IN BLOCK 7 OF HANSON PARK SUBDIVISION; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID L 22, A DISTANCE OF 20.37 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS WEST, 125.40 FEET TO THE NORTH LINE OF SAID L 22; THENCE SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST, 84.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAND CONVEYED TO THE BALTIMORE AND OHIO TERMINAL RAILROAD BY DOCUMENT NUMBER 13820802, AND CORRECTED BY DOCUMENT NUMBER 14467560; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING UTILITIES THEREON, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, GAS, AND SEWER LINES, PIPES, POLES, WIRES AND FACILITIES, TOGETHER WITH THE RIGHT TO TRIM AND/OR CUT OR REMOVE ANY TREES AND/OR BRUSH AND THE RIGHT TO LOCATE GUY WIRES, BRACES AND ANCHORS WHEREVER NECESSARY FOR SAID INSTALLATIONS, OPERATIONS OR MAINTENANCE; TOGETHER WITH THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN SEWERAGE, GAS AND WATER MAINS, LINES, PIPES, CULVERTS, AND HER SERVICES, FACILITIES AND APPURTENANCES THERETO, AND ELECTRIC, CABLE TELEVISION AND TELEPHONE LINES, CABLES, WIRES, POLES, FACILITIES AND HER SERVICES AND APPURTENANCES THERETO, ON, OVER AND UNDER THE ABOVE DESCRIBED PROPERTY; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY, FOR ANY OF THE PURPOSES MENTIONED ABOVE AND ANY NECESSARY PURPOSES IN CONNECTION WITH OR RELATED TO THE ABOVEMENTIONED PURPOSES; TOGETHER WITH THE RIGHT TO GRANT THE FOREGOING EASEMENTS FROM TIME TO TIME TO COMPANIES WHICH PROVIDE SERVICES AS AFORESAID, AS CREATED AND RESERVED IN AN AGREEMENT BY AND BETWEEN JOHN SEXTON CONTRACTORS CO. AND FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1992 AND KNOWN AS TRUST NUMBER 92041 AND THE CITY OF BLUE ISLAND, DATED AUGUST 18, 1992 AND RECORDED AUGUST 18, 1992 AS DOCUMENT NUMBER 92612550 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNITS 3-12241-C, 9-12240-B, 15-12231-C, AND 25-12200-D IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOT 1 OF FAIRWAY MEADOWS SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

UNOFFICIAL COPY

99995053

THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT NUMBER 95071188, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025927 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

EASEMENT FOR THE BENEFIT OF PARCEL 3 AS SHOWN ON PLAT OF FAIRWAY MEADOWS SUBDIVISION RECORDED JANUARY 31, 1995 AS DOCUMENT 95071188.

P.I.N.'S: 24-25-209-009, 24-25-301-009-0000 24-25-301-010-0000 24-25-400-045-0000,
24-25-501-001-0000, 24-25-501-003-0000, 24-25-501-004-0000

COMMONLY KNOWN AS: FAIRWAY MEADOWS COMDOMINIUMS AND THE GREENS OF BLUE ISLAND CONDOMINIUMS,
BLUE ISLAND, ILLINOIS 60406

Property of Cook County Clerk's Office