

PREPARED BY:

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8993/0309 03 001 Page 1 of 4  
1999-01-13 13:35:03  
Cook County Recorder 27.00



**WARRANTY DEED IN TRUST  
(Corporation to Corporation)**

GRANTOR, LAKEWOOD-GOLF ENTERPRISES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable the sufficiency of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, does hereby CONVEY and WARRANT to American National Bank and Trust Company of Chicago, a national banking corporation, not personally but solely as Trustee under Trust Agreement dated December 28, 1998 and known as Trust Number 12475307 having its principal office at the following address 33 N. LaSalle Street, Chicago, Illinois 60602 the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

A TRACT OF LAND COMPRISING PART OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 33, SAID POINT BEING 525 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; AND RUNNING THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 564.40 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 180 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 564.40 FEET TO SAID SOUTH LINE OF SECTION 33; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 180 FEET TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED TRACT OF LAND THE SOUTH 40 FEET THEREOF) IN COOK COUNTY, ILLINOIS

Subject to: Permitted Exceptions as shown on Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Number(s): 29-33-301-022-0000

Address(es) of real estate: 18255 South Halsted Street, Glenwood, Illinois 60425

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 5 day of January, 1999

LAKWOOD-GOLF ENTERPRISES, INC.

BY: George Arquilla, Jr.  
George Arquilla, Jr., President

ATTEST: Steven L. Brykczynski  
Steven L. Brykczynski, Asst. Secretary

BOX 333-CT1

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1 of 3  
Policy JB  
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**EXHIBIT 'A'**  
**PERMITTED EXCEPTIONS TO TITLE**

**Permanent Real Estate Number(s):** 29-33-301-022-0000

**Address(e's) of real estate:** 18255 South Halted Street, Glenwood, Illinois 60425

- B 4. Covenants and restrictions relating to the use of the land as a shopping center as contained in the deed recorded May 15, 1961 as Document No. 18160963.
- C 5. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- D 6. Conditions, restrictions, covenants and agreements contained in deed from Glenwood School For Boys to East Gate Stores, Inc., a CAI, dated October 1, 1960 and recorded May 15, 1961 as Document 18160963.
- E 7. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, and its/their respective successors and assigns, recorded as Document No. 19962885.
- I 11. Encroachment of the overhang over the West line as disclosed by survey dated May 1, 1996 by Regional Land Survey No. 35-2680.
- J 12. Encroachment of the concrete wall over the North line by .80 feet and by 2.20 feet over the East line as disclosed on survey dated May 1, 1996 by Regional Land Survey No. 35-2680.
- K 13. Encroachment of the building unto the utility easement as disclosed on survey dated May 1, 1996 by Regional Land Survey No. 35-2680 exception letter(s) E.
- N 15. Grantor title took title by way of a Judicial Sales Deed pursuant to the proceeding in case number 97 CH 646 to foreclose the lien recorded as document 96302452. This conveyance is subject to the following:
- (A) Right of any interested party to have set aside, modified or reversed the judgments or orders entered in said case;
  - (B) Right, by reason of military service, of any person interested in the subject matter of the case to redeem within the time permitted by the Soldiers' and Sailors' Civil Relief Act;
  - (C) Defects or additional information, if any: None.

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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF DUPAGE            )

George Arquilla, Jr., President for Lakewood Golf Enterprises, having been duly sworn on oath, states that he offices at 2400 Wisconsin Avenue, Downers Grove, Illinois 60515. That the attached deed is not in violation of Plat Act Chapter 765 ILCS 205/1.1(b), as the provisions of the Act do not apply and no plat is required due to one of the following reasons and/or allowed exceptions:

- 1) The sale or exchange is on an entire tract of land not being a part of a larger tract of land.
- 2) The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3) The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
- 5) The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7) The conveyance is 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 public use.
- 8) This conveyance is made to correct descriptions in prior conveyances.
- 9) The sale or exchange if 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.
- 10) The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on \_\_\_\_\_, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since \_\_\_\_\_ and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE 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.

*George Arquilla, Jr.*  
 \_\_\_\_\_  
 George Arquilla, Jr.

SUBSCRIBED AND SWORN to before me this 5 day of January, 1999.  
 \_\_\_\_\_  
*Cynthia Canales*

