

and well-kept condition.

and similar treatment and shall be properly maintained in a slightly landscaped areas shall be done attractively with lawns, trees, shrubs

areas or for service access to the building, or to a parking lot.

the curb lines shall be used for either open landscaped and green

5. Grantee agrees that the area between the setback lines and

be faced with common brick or its equivalent.

modern metal paneling, glass or their equivalent. Other walls shall

streets of such buildings must be finished with face brick, stone,

construction or its equivalent or better. Front walls facing on

4. All buildings erected on the property shall be of masonry

triprap.

drainage ditch on the property with either sod, asphalt, pavement or

original occupants thereof, and to treat the side slopes of any

foot space for each two (2) employees employed on the premises by the

recognized hard surfaces, based on a minimum rate of one 300-square-

automobile hard surface parking areas of blacktop, asphalt or other

3. The grantee agrees to provide on the premises off-street

abutting the street on which said loading dock fronts.

shall be set back at least sixty (60) feet from the property line

fronting on any street, unless the front of such loading platform

2. No loading dock shall be erected on the said premises

the premises.

lines, or within fifteen (15) feet from the rear boundary line of

adjoining the same, within ten (10) feet from all side boundary

premises within twenty-five (25) feet of any street right-of-way

1. That no building shall at any time be erected on the said

binding upon the purchaser, its successors or assigns.

covenants running with the land, and which shall apply to and be

stipulations, restrictions and conditions which are hereby made

This conveyance is made and accepted upon each of the following

EXHIBIT "A"

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the roadway shall be placed or permitted to remain on any corner obstructs site lines at elevations between two and six feet above

10. No fence, wall, hedge or shrub, plant or tree which clean and sanitary condition.

for the storage or disposal of such material shall be kept in a

except in sanitary containers. All incinerators or other equipment ground. Rubbish, trash, garbage or other waste shall not be kept

9. The premises shall not be used or maintained as a dumping including solid doors or gates thereto at least six (6) feet high.

or finished products shall be enclosed by solid wall or fence in- 8. Storage yards for equipment, raw materials, semi-finished

of such work.

be restored to the same condition they were in prior to the doing conduits, pipes or sewers shall also provide that the premises shall

out this purpose. Any contract for the laying of such lines, wires, have the right to grant right-of-way easements to others to carry

lines, sanitary sewer, storm sewer and water, and the grantor shall service wires and conduits for lighting, power and telephone, gas

tween the building lines and the property lines, including public under and through the premises in the designated setback areas be-

structing, maintaining and operating utility services over, across, may be necessary or convenient for the purpose of erecting, con-

7. The grantor retains such right-of-way and easements as

restriction is intended as to building heights.

building grade only with the approval of grantor. By the above, no structures may exceed a height of fifty (50) feet from the establish

smokestacks, gravity flow storage, and mixing towers or similar wireless radio or television masts, roof signs, flagpoles, chimneys,

fire or parapet walls, skylights, tanks, cooling or other towers, similar equipment required to operate and maintain the building,

elevators or elevator equipment, stairways, ventilating fans or 6. Water towers, water tanks, stand pipes, penthouses,

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within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall run with the land hereby conveyed, and a breach of any one of them and a continuance thereof may, at the option of the grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided, however, that any breach or continuance thereof may be enjoined, abated or remedied by the proper proceedings as aforesaid; and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. The conditions of this contract shall survive the deed given pursuant hereto.

13. The conditions and covenants herein contained shall terminate and be of no further effect after thirty (30) years from October 1, 1969.

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 8th day of DECEMBER, 1986, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of JULY, 1968, and known as Trust Number 52300 party of the first part, and WILLIAM DEPPEN, A MARRIED PERSON, whose address is: 2345 WEST ROSCOE, CHICAGO, IL 60618

WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND 00/100--- party of the second part. ----- DOLLARS,

and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

The East 143 feet of the following described tract of land: That part of the North 302.46 feet of the South 754.96 feet (as measured at right angles to the South line thereof) of the North Half of Section 33, Township 41 North, Range 20 East of the Third Principal Meridian, lying East of a line drawn perpendicular to the South line of Lot "C" in Centex-Schaumburg Industrial Park Unit 1, being a subdivision in the North Half of Section 33 aforesaid, through a point therein 1102.10 feet East of the Southwest corner of Lot "C" aforesaid, and lying West of a line drawn perpendicular to the South line of Lot "C" in Centex-Schaumburg Industrial Park Unit 1 aforesaid, through a point therein 1625.10 feet East of the Southwest corner of Lot "C" aforesaid, in Cook County, Illinois.

SUBJECT TO: Restrictions contained in Exhibit "A" attached hereto.

PERMANENT INDEX NO. \_\_\_\_\_

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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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

CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid.

By *[Signature]* Assistant Vice-President

Attest *[Signature]* Assistant Secretary



This space for affixing riders and revenue stamps

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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President 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 Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal DECEMBER 8, 1986

*[Signature]*

Date

Notary Public

Document Number

3579648

DELIVERY INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY:  
TOM SZYMZYK

111 West Washington Street  
Chicago, Illinois 60602

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TRUSTEE'S DEED



IN TRUST

3579648

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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THIS INDENTURE, made this 18th day of DECEMBER, 19 86, between **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of JULY, 19 68, and known as Trust Number 52300 party of the first part, and **USAMERIBANC/ELK GROVE**, AS TRUSTEE, u/t/n 2502 DED 11-7-86, whose address is: 100 E. HIGGINS, ELK GROVE VILLAGE, IL 60007 party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

Lot 55 in Centex-Schaumburg Industrial Park Unit 179, being a subdivision in the North Half of Section 33, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: Restrictions contained in Exhibit "A" attached hereto.

NOTE: This Deed will replace Deed dated December 8, 1986, a copy of which is attached hereto as Exhibit "B".

PERMANENT INDEX NO. 07-33-203-047

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.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



CHICAGO TITLE AND TRUST COMPANY As Trustee of the aforesaid,

By [Signature] Assistant Vice-President

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 Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President 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 Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

MY COMMISSION EXPIRES 3-14-90

Given under my hand and Notarial Seal DECEMBER 18, 1986 Date

Notary Public

NAME [Signature]  
STREET 7th Schaumburg  
CITY Schaumburg 60194

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

THIS INSTRUMENT WAS PREPARED BY:  
TOM SZYMZYK

INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER  
TRUSTEE'S DEED (Recorder's) - Non-Joint Tenancy

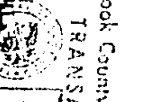
111 West Washington Street  
Chicago, Illinois 60602

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
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REAL ESTATE TRANSACTION TAX  
3025



3025

3579648

Document Number

DELIVERY INSTRUCTIONS

# UNOFFICIAL COPY

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 195 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 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.

If the title to any of the above lands 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.

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