

SUBJECT TO:

UNOFFICIAL COPY

1. BUILDING LINE OVER THE NORTH 25 FEET OF THE LAND AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT 3 RECORDED MAY 1, 1959 AS DOCUMENT 17525861 AND FILED AS DOCUMENT LR 1858615.

2. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHAND AERIAL SERVICE WIRES OVER ANY PART OF THE LAND AND ALSO WITH RIGHT OF ACCESS THERETO, AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED MAY 1, 1959 AS DOCUMENT NUMBER 17525861 AND FILED AS DOCUMENT LR 1858615:

OVER THE NORTH 25 FEET OF THE LAND AND 15 FEET LYING SOUTH OF A LINE COMMENCING AT A POINT ON THE WEST LINE, 15 FEET NORTH OF THE SOUTH WEST CORNER, RUNNING THENCE IN A STRAIGHT LINE EAST TO THE EAST LINE OF SAID LOT.

3. EASEMENT FOR SEWER OVER THE NORTH 25 FEET OF THE LAND AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT 3 RECORDED MAY 1, 1959 AS DOCUMENT 17525861 AND FILED AS DOCUMENT LR 1858615.

4. EASEMENT FOR DRAINAGE AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT 3 AFORESAID:

OVER THE 15 FEET LYING SOUTH OF A LINE COMMENCING AT A POINT ON THE WEST LINE OF THE LAND, 15 FEET NORTH OF THE SOUTH WEST CORNER, RUNNING THENCE IN A STRAIGHT LINE DUE EAST TO THE EAST LINE OF SAID LOT.

5. COVENANTS AND RESTRICTIONS CONTAINED IN DEED DATED OCTOBER 21, 1959 AND RECORDED NOVEMBER 6, 1959 AS DOCUMENT 17705817 AND FILED IN THE REGISTRAR'S OFFICE NOVEMBER 6, 1959 AS DOCUMENT LR 1894984 FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 38909 TO AMERICAN MACHINE AND FOUNDRY COMPANY, A CORPORATION OF NEW JERSEY RELATING TO THE LOCATION AND CONSTRUCTION OF BUILDINGS UPON THE LAND, LOADING DOCKS, LANDSCAPING, OFF-STREET PARKING, WATER TOWERS, ELEVATORS, ANTENNAE, STORAGE YARDS, FENCES AND UTILITY EASEMENTS.

6. EASEMENT FOR RAILROAD PURPOSES AS DISCLOSED BY WARRANTY DEED FROM AMERICAN MACHINE AND FOUNDRY COMPANY, A CORPORATION OF NEW JERSEY TO ELLIOTT PAINT AND VARNISH COMPANY, A CORPORATION OF ILLINOIS DATED APRIL 11, 1968 AND RECORDED APRIL 22, 1968 AS DOCUMENT 20465991 AND RECORDED APRIL 18, 1968 AS DOCUMENT LR 2382831, OVER AND UPON THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL, 165.0 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID PARCEL, 85.0 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE SOUTH LINE OF SAID PARCEL 85.0 FEET TO THE POINT OF BEGINNING.

~~7. MONTH TO MONTH LEASE WITH LAURENCE FOODS PERMITTING VEHICLE PARKING IN ACCORDANCE WITH LETTER DATED JANUARY 6, 1987.~~ DH KS

8. GENERAL TAXES FOR YEAR 1986 AND SUBSEQUENT YEARS.

3618895

UNOFFICIAL COPY 3518895

This indenture, made this 13th day of May, 1987, between LaSalle National Bank, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 30th day of DECEMBER, 1977, and known as Trust Number 10-22942-08 party of the first part, and AMERICAN NATIONAL BANK and TRUST COMPANY OF CHICAGO as TRUSTEE part y of the second part, under TRUST AGREEMENT dated APRIL 8, 1987 and known as TRUST NO. 102-191-03

Address of Grantee(s): 29 N. LaSalle St. Chicago, Illinois 60602

Witnesseth, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00) and other good and valuable considerations in and to paid, does hereby grant, sell and convey unto said part y of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

The East 645 3/4 feet of the West 1162.02 feet of Lot 13 in Centex Industrial Park Unit Number 3, being a Subdivision of Section 35, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAY 21 '87 DEPT. OF REVENUE 599.00

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP MAY 21 '87 599.00

together with the tenements and appurtenances thereunto belonging.

To Have And To Hold the same unto said part y of the second part as aforesaid and to the proper use, benefit and behoof of said part y of the second part forever.

Property Address:

Permanent Real Estate Index Number:

SUBJECT TO: SEE RIDER ATTACHED EHRETO

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE ARE RECEITED 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 affecting the said real estate or any part thereof 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.

Attest:

LaSalle National Bank as Trustee as aforesaid.

RSW

Signature of Rita Slimm Welter, Assistant Secretary

Signature of Assistant Vice President

This instrument was prepared by RITA SLIMM WELTER

LaSalle National Bank Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690

71-11-971-07

LEGAL DESCRIPTION AFFECTS PROPERTY OF CTP# 136412 AND OTHER PROPERTY

3518895

I, EVELYN E. MOORE a Notary Public in and for said County,

in the State aforesaid, Do Hereby Certify that Linda N. Parker

Assistant Vice President of LaSalle National Bank, and RITA SLIMM WELTER

Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of MAY A.D. 19 87

[Signature]
Notary Public

COMM. EXP. 8/9/89

Property

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 redivide 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 19 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 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 may 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 that the application of any purchase money, real, 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 enquire 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 any 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 "on condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

3618895

3
174/1919
Box No.

TRUSTEE'S DEED

Address of Property

MAY 21 1987
3618895

LaSalle National Bank

Trustee To 3618895

[Signature]

LaSalle National Bank
135 South LaSalle Street
CHICAGO, ILLINOIS 60690

97-11-971