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EXHIBIT A

PARCEL L:

LOTS 1 TO 5, BOTH INCLUSIVE, IN ELLIS SUBDIVISION OF LOTS 41, 42, 43 AND 44 IN BLOCK 83 OF HARVEY BEING A SUBDIVISION OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1891 AS DOCUMENT 1565703 IN BOOK SI OF PLATS PAGE 31 IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 12 IN BLOCK 83 IN HARVEY, A SUBDIVISION OF PART WEST OF ILLINOIS CENTRAL RAILROAD IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 30 TO 40, BOTH INCLUSIVE. IN BLOCK 83 IN HARVEY, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 17, TOWNSHIE 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLIPOIS. ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1890 AS DOCUMENT 1274898, IN COOK COUNTY, ILLINOIS

PARCEL 4:

OF THE THIRD PRINCIPAL MERIDIAN IN COOR COUNTY OF THE THIRD PRINCIPAL MERIDIAN IN COOR COUNTY Clart's Organica

PERMANENT INDEX NUMBERS:

29-17-215-006-0000

29-17-215-007-0000

29-17-215-008-0000

29-17-215-026-0000

29-17-215-041-0000

29-17-215-019-0000 - Marcell 4. 101 1

29-17-215-040-0000- 10-13 parce 1

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EXHIBIT "B"

- 1. General Taxes For The Year 1988 and subsequent years.
- CONDITIONS CONTAINED IN DEED DATED NOVEMBER 18, 1890 AND RECORDED JANUARY 10, 1891 IN BOOK 3241 PAGE 421 AS DOCUMENT 1400675 FROM DAVID B. LYMAN AND GILBERT B. SHAW, AS TRUSTEES OF THE HARVEY LAND ASSOCIATION TO SAMUEL TAYLOR RELATING TO THE LOCATION, COST AND USE OF BUILDINGS TO BE ERECTED, THE MANUFACTURING, SALE OR GIVING AWAY OF INTOXICATING LIQUORS AND TO THE USE OF PREMISES FOR DANGEROUS OR VEXATIOUS PURPOSES, CHARACTER OF BUILDINGS, NO SLAUGHTER HOUSE, ETC., NO SALOON, NO PLACE OF LEWD OR IMMORAL PRACTICES, ETC., ALSO CONTAINED IN DOCUMENTS 1493808 AND 1521783

NOTE: IT APPEARS FROM INSTRUMENT DATED JUNE 7, 1892 AND RECORDED JULY 22, 1892 IN BOOK 3850 PAGE 470 AS DOCUMENT 1704811 IN WHICH THE TRUSTEES OF THE HARVEY LAND ASSOCIATION CONSENT TO THE REMOVAL OF THE BUILDING LINE RESTRICTIONS CONTAINED IN DEED RECORDED AS DOCUMENT 1400675

- 3. AGREEMENT BETWEEN THE BANK OF HARVEY AND FRANK G. HOWLAND DATED JUNE 26 1903 AND RECORDED JULY 13, 1903 AS DOCUMENT 3415810 RELATING TO THE ERECTION OF A PARTY WALL BETWEEN LOT 5 AFORESALD AND LOT 6 ADJOINING
- 4. CONDITIONS CONTAINED IN DEED DATED NOVEMBER 18, 1890 AND RECORDED DECEMBER 5, 1890 AS DOCUMENT 1383486 MADE BY DAVID B. LYMAN AND GILBERT B. SHAW, AS TRUSTEES OF THE HARVEY LAND ASSOCIATION TO RUFUS A PERRY RELATING TO THE USE OF THE LAND
- 5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED FROM TRUSTEES OF THE HARVEY LAND ASSOCIATION TO ALICE M. CHANDLER, DATED NOVEMBER 19, 1890 AND RECORDED JUNE 10, 1981 AS DOCUMENT 1484546 RELATING TO THE USE OF THE LAND
- G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM DAVID B. LYMAN AND GILBERT B. SHAW AS TRUSTEES TO FRANCIS N. LORD DATED JANUARY 3, 1891 AND RECORDED JANUARY 28, 1891 AS DOCUMENT 1410411 RELATING TO THE USE OF THE BUILDINGS TO BE ERECTED ON THE LAND AND PROHIBITING THE MANUFACTURING AND SALE OF INTOXICATING LIQUORS
- 7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM FRANCIS N. LORD TO CLARENCE T. MCKEE DATED MARCH 25, 1891 AND RECORDED JUNE 8, 1892 AS DOCUMEN'T 1680575 AND IN THE DEED FROM CLARENCE T. MCKEE TO HENRY

UNOFFICIAL COPY/#23 - 135

DURKOP, DATED JUNE 1, 1893 AND RECORDED JUNE 20, 1893 AS DOCUMENT 1889455 RELATING TO THE USE OF THE BUILDERS TO BE ERECTED ON THE LAND, PROHIBITED THE MANUFACTURING, SALE OR GIVING AWAY OF INTOXICATING DRINKS

- COVENANTS, AGREEMENTS AND CONDITIONS CONTAINED IN THE 8. DEED FROM THE TRUSTEES OF THE HARVEY LAND ASSOCIATION TO FRED S. TINSLAR, DATED JANUARY 2, 1891 AND RECORDED FEBRUARY 20, 1891 AS DOCUMENT 1422158, AGAINST THE ERECTION OR USE OF A SLAUGHTER HOUSE, GLUE OR BONE FACTORY OR THE MANUFACTURING OF GUN POWDER OR BONE BOILING ESTABLISHMENT NO FACTORY OR SALOON: AGAINST USE, OR MANUFACTURING OF INTOXICATING LIQUORS AND AGAINST GAMBLING OR LEWD OR IMMORAL PRACTICES
- 9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED FROM DAVID B. LYMAN AND GILBERT B. SHAW TRUSTEES OF THE HARVET LAND ASSOCIATION TO FRED S. TINSLAR DATED JANUARY 2, 1891 AND RECORDED FEBRUARY 20, 1891 AS DOCUMENT 1422158 CONVEYING LOT 33 AND OTHER PROPERTY RELATING TO THE USE OF ANY BUILDING ERECTED ON THE LAND AND TO THE PROHIBITING OF THE SALE OR MANUFACTURING OR GIVING AWAY OF INTOXICATING URINKS AND THAT NO HOUSE OF IMMORAL OR LEWD PRACTICES THEREON BE PERMITTED ON SAID PREMISES SIMILAR COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEEDS FROM SAME GRANTORS TO SAME GRANTEES DATED DECEMBER 23, 1890 AND RECORDED FEBRUARY 20, 1891 AS DOCUMENT 1422159, CONVEYING LOT 34; ALSO CONTAINED IN DEED FROM FRED S. TINSLAR AND HIS WIFE TO PETER B. LAMB DATED FEBRUARY 6, 1891 AND PECORDED APRIL 2, 1891 AS DOCUMENT 1443081 CONVEYING CCTS 33 AND 34 AND OTHER PROPERTY AND IN DEED FROM PETER B. CAMB AND HIS WIFE TO THOMAS JACKSON AND OTHERS DATED JUNE 20, 1891 AND RECORDED JUNE 29, 1891 AS DOCUMENT 1035208 CONVEYING LOT 34 AND IN DEED FROM PETER B. LAMB AND MIS WIFE TO THOMAS JACKSON AND OTHERS DATED JUNE 20, 1891 AND RECORDED JUEN 29, 1891 AS DOCUMENT 1495209 CONVEYING LOT 33; ALSO CONTAINED IN DEED FROM DAVID LYMAN AND GILBLEY B. SHAW, AS TRUSTEES OF THE HARVEY LAND ASSOCIATION TO ISAAC H. CHATFIELD DATED DECEMBER 23, 1890 AND RECORDED MAY 26, 1891 AS DOCUMENT 1495208 CONVEYING LOT 34 AND IN DEED FROM PETER B. LAMB AND HIS WIFE TO THOMAS JACKSON ADN OTHERS DATED JUNE 20, 1891 AND RECORDED JUNE 29, 1891 AS DOCUMENT 1495209 CONVEYING LOT 33; ALSO CONTAINED IN DEED FROM DAVID B. LYMAN AND GILBERT B. SHAW, AS TRUSTEES OF THE HARVEY LAND ASSOCIATION TO ISAAC H. CHATFIELD DATED DECEMBER 23, 1890 AND RECORDED MAY 26, 1891 AS DOCUMENT 1476050 CONVEYING LOT 35 AND IN DEED FROM ISAAC H. CHATFIELD AND HIS WIFE TO HENRY G. KIRSCH DATED MAY 11, 1891 AND RECORDED MAY 26, 1891 AS DOCUMENT 1476051 CONVEYING LOT 35
- 10. COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM DAVID B. LYMAN AND GILBERT B. SHAW, AS TRUSTEES OF THE HARVE!

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LAND ASSOCIATION TO ISAACH. CHATFILD RECORDED MAY 26, 1891 AS DOCUMENT 1476052 RELATING TO THE USE OF THE BUILDINGS TO BE ERECTED ON THE LAND AND PROVIDING THAT NO INTOXICATING DRINKS SHALL BE MANUFACTURED, SOLD, OR GIVEN AWAY ON SAID PREMISES ALSO CONTAINED IN DEED RECORDED JULY 22, 1892 AS DOCUMENT 1705064

- 11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED RECORDED JANUARY 16, 1891 AS DOCUMENT 1403877 CONVEYING LOT 38 AND IN DEED RECORDED DECEMBER 31, 1890 AS DOCUMENT 1396277 CONVEYING LOT 39 RELATING TO THE USE OF THE LAND AND TO THE SALE OF INTOXICATING LIQUORS THEREON
- 12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED RECORDED JULY 12, 1944 AS DOCUMENT 13318058 FORBIDDING THE USE OF THE LAND FOR THEATRICAL PERFORMANCES, PUBLIC ENTERTAINMENT OF ANY KIND OR FOR THE EXHIBITION OF MOTION PICTURES OR TELEVISION
- 13. COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT FILED AS DOCUMENT LR139024
- LEASE MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED 58122 AS LESSOR AND THE FIRST NATIONAL BANK IN HARVEY, A NATIONAL BANKING ASSOCIATION, AS LESSEE, A MEMORANDUM OF WHICH LEASE WAS RECOPDED JULY 7, 1983 AS DOCUMENT 26677284 AND RECORDED DECEMBER 2, 1983 AS DOCUMENT 26883421 AND FILED DUCEMBER 2, 1983 AS DOCUMENT LR3344216, DEMISING THE LAND FOR A TERM OF 15 YEARS COMMENCING JULY 1, 1983 AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER INCLUDING JUDGMENTS AND DECREE CREDITORS
- 15. RIGHT OF FIRST REFUSAL IN FAVOR OF THE FIRST NATIONAL BANK IN HARVEY, A NATIONAL BANKING ASSOCIATION, AS SET FORTH IN MEMORANDUM OF LEASE RECORDED JULY 7, 1983 AS DOCUMENT 26677284 AND RECORDED DECEMBER 2, 1983 AS DOCUMENT 26883421 AND FILED AS DOCUMENT LR33(4) 116
- 16. ENCROACHMENT OF BRICK BUILDING OVER THE SOUTH TIME OF PARCEL 2 ONTO THE LAND BY ABOUT .05 OF A FOUT AS DISCLOSED BY SURVEY
- 17. ENCROACHMENT OF AIR CONDITIONER ON BUILDING SOUTH AND ADJOINING PARCEL 2 ONTO THE LAND BY ABOUT .77 OF A FOOT AS DISCLOSED BY SURVEY
- 18. ENCROACHMENT OF BRICK WALL OF BUILDING ON PARCEL 1 OVER THE SOUTH LINE BY .21 OF A FOOT AT SOUTH WEST CORNER AND .07 OF A FOOT AT SOUTH EAST CORNER AS DISCLOSED BY SURVEY
- 19. ENCROACHMENT OF OVERHEAD ELECTRIC SIGN ATTACHED TO

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BUILDING ON PARCEL 1 OVER THE NORTH LINE AS DISCLOSED BY SURVEY

- 20. OVERHEAD CABLES TRAVERSING PART OF PARCEL 4 AS DISCLOSED BY SURVEY
- INTEREST OF FIRST NATIONAL BANK IN HARVEY, A NATIONAL 21. BANKING ASSOCIATION, LESSEE, DISCLOSED BY A MEMORANDUM THEREOF MADE WITH AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 24, 1983 AND KNOWN AS TRUST NUMBER 58122 RECORDED MAY 4, 98. COOK COUNTY CLARK'S OFFICE 1984 AS DOCUMENT 27072953 FOR A TERM OF 15 YEARS COMMENCING JULY 1, 1983 AND RIGHTS OF ALL PARTIES

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SECRETARY'S CERTIFICATE

I, JESSE H. BLACK, do hereby certify that I am the duly elected and qualified Secretary of First National Bank in Harvey, a national banking association (the "Bank"), and that the following is a true and correct copy of certain resolutions duly adopted at a meeting of the Board of Directors of the Bank thereof August 16, 1988, and that such resolutions are now in full force and effect:

WHEREAS, the Bank desires to purchase from Harvey Partners, Ltd. the land and improvements located at 174 E. 154th Street, Harvey, Illinois and legally described on Exhibit A attached hereto and made a part hereof (the "Property");

NOW, THERFFORE, BE IT RESOLVED, that the Bank may enter into a Real Estate Sile Contract attached hereto as Exhibit B with Harvey Partners. Ltd. for the purchase of the Property;

AND BE IT FURTEER RESOLVED, that JESSE H. BLACK, the duly appointed Secretary of the Bank is hereby given the authority to take all such actions and execute said Real Estate Sale Contract and any other documents and agreements on behalf of the Bank as he deems necessary or advisable in order to effectuate the purchase of the Property by the Bank.

IN WITNESS WHEREOF, I have becaused my name as Secretary, and have caused the corporate seal of the Bank to be hereto affixed this 28th day of September, 1988.

lesse H. Plack, Secretary

(Corporate Seal)

, 19 88 8th September . between THIS INDENTURE, made this day of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association 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 delivered to said national banking association in pursuance of a certain Trust Agreement, dated the day of June 19 83 and known as Trust Number 581.22 19 83 and known as Trust Number 58122 First National Bank in Harvey, a National Banking duy of party of the first part, and First National Bank in Harvey, a National Association 174 East 154th Street, Harvey, IL 80426

party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 Dollars, and other good and valuable ---ten dollars/no cents-----

considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, County, Illinois, to-wit: the following described real estate, situated in Cook

See Legal lescription attached hereto and made a part hereof.



together with the tenements and appurtenant

F.B. 11427 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.

the matters set forth in Fahibit "B" attached hereto and Subject to: incorporated herein by this reference.

This deed is executed by the party of the first part, as Trusies, as aforesaid, pursuant to and in the exercise of the power and granted to and vested in it by the terms of said Deed or Deeds. In Trust and the provisions of a first Agreement above ments of every other power and outhority thereunto enabling. This deed is made subject to the liens of all was deeds and/or mortgages treat 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 or its Assistant Vice Presidents and affected by its Assistant Ferretary, the day and year lire AMERICAN/NATIONAL NAME AND TRUST COMPANY OF CHICAGO



By_

Attest

J. O. C.

VICE PRESIDENT

ABSIS AT BECRETARY

STATE OF ILLINOIS,

SS.

THIS INSTRUMENT PREPARED BY

<u>J. M. Whelan</u> AMERICAN NATIONAL BANK AND TRUET COMPANY OF CHICAGO 33 N. LASALUEPPOSSES I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Notarion Vice President and Assistant Secretary of the AMERICAN NATIONAL HANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the asame persona whose names are subscribed to the foregoing instrument as uch as the free and yelder President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said intrument as their own free and volumery act and as the free and volumery act and as the secretary secretary then and there acknowledged that said Assistant Secretary then and there acknowledged that said Assistant Secretary is considered in the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association for the uses and volument as asid Assistant Secretary's own free and volument act and as the free and volument as asid Assistant Secretary's own free and purposes thereton set forth.

CHICAGO ILLINOIS "OF FICIAL SEAL" Given under my hand and Notary Se Karon L. Burne
Notary Public Sails of Illinois
My Coundesian (System 8/2//90

Date 9/8/88 Notary Public

as aloresaid, in d not personally,

HAME (C) D

Burke, Wilson + METIVAINE 203 E. WACKER DIVENTE 100)

CHICAGO, IL 60601

ATTN: Akcunted T. GOLDBEATT

POR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 174 East 154th St.

Harvey, IL

ΛR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

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Property of Cook County Clerk's Office

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Bid Strap HARRY (BUS) HEGISTRAPED S. Tree new centre

S. Bereites by