

UNOFFICIAL COPY

This Instrument Prepared by:

Jeffrey D. Friedman  
Seyfarth Shaw  
55 E. Monroe, Suite 4200  
Chicago, Illinois 60603

00572810

5013/0837 20 001 Page 1 of 6  
2000-07-28 11:43:50  
Cook County Recorder 29.00



00572810

Upon Recording, Return to:  
Timothy S. Breems  
Ruff, Weidenaar & Reidy  
222 North LaSalle Street, Suite 1525  
Chicago, IL 60601 - Box 257

Property Address:  
Vacant Land Near the Southeast corner of  
179<sup>th</sup> Street and LaGrange Road  
in Tinley Park, Illinois

P.I.N.s  
part of 27-33-401-002-0000  
part of 27-34-300-007-0000

WARRANTY DEED

Deed made as of this 25<sup>th</sup> day of July, 2000, by Advance Construction Company, an Illinois corporation and Tinley Park L.L.C., an Illinois limited liability company (the "Grantors"), and Loyola University Medical Center, an Illinois not for profit corporation (the "Grantee").

Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, convey and warrant to Grantee that certain real property situated in the County of Cook, State of Illinois described on Exhibit A and attached hereto (the "Property"), together with the here limitations and appurtenances pertaining to such Property, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantors in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Subject only to the Permitted Exceptions described on Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed and delivered as of the day and year first above written.

Tinley Park, L.L.C.,  
an Illinois limited liability company

Advance Construction Company,  
an Illinois ~~limited liability company~~ corporation

By: Allen Grossman  
Manager

By: [Signature]

By: [Signature]  
Manager

Exempt under provisions of Paragraph B, Section 4,  
Real Estate Transfer Tax Act. [Signature]

BOX 333-CTI

78 546 98  
LM 7 01

5  
[Signature]

STATE OF ILLINOIS )

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00572810

) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Robert Charal, Vice President, of Advance Construction Company, (an) Illinois corporation, personally known to me to be the person holding such office in such corporation whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said Deed as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25 day of July, 2000.



Yolanda Seals  
Notary Public

My Commission expires: June 25 2002

STATE OF California  
) SS.  
COUNTY OF San Francisco

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Allen Grossman, Manager, of Tinley Park L.L.C., (an) Illinois limited liability company, personally known to me to be the person holding such office in such company whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said Deed as his 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 this 18th day of July, 2000.



Marjorie E. Oxsen  
Notary Public

My Commission expires: March 14, 2001

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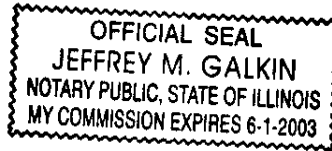
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jerome B. Spier, Manager, of Tinley Park L.L.C., (an) Illinois limited liability company, personally known to me to be the person holding such office in such company whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said Deed as his 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 this 19<sup>th</sup> day of July, 2000.

Jeffrey M. Galkin  
Notary Public

My Commission expires: 6/1/03



Property of Cook County Clerk's Office

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## EXHIBIT A Legal Description

### PARCEL 1

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°19'04" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 330.97 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89°01'42" EAST, ALONG THE LAST DESCRIBED LINE 66.11 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°01'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 603.96 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°15'24" EAST, ALONG THE LAST DESCRIBED LINE, 611.37 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89°01'28" EAST, ALONG THE LAST DESCRIBED LINE, 636.42 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE; THENCE SOUTH 01°11'45" EAST, ALONG THE LAST DESCRIBED LINE, 462.76 FEET; THENCE SOUTH 89°03'21" WEST 1239.07 FEET TO THE AFORESAID EAST LINE OF 96TH AVENUE; THENCE NORTH 01°18'00" WEST, ALONG THE LAST DESCRIBED LINE, 1073.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01°19'04" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88°27'15" WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°27'15" WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES: SOUTH 14°00'12" WEST 338.86 FEET; SOUTH 10°35'58" WEST 580.18 FEET; SOUTH 12°51'03" WEST 447.03 FEET; THENCE NORTH 88°48'56" EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01°18'00" WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**  
**Permitted Exceptions**

1. Real estate taxes for 1999 and subsequent years which are not currently due and payable
2. Rights of Way for drainage tiles, ditches, feeders and laterals, if any.
3. Existing unrecorded lease dated January 1, 1988 and made by Tinley Park Associates, an Illinois limited partnership, Lessor and Diane Gawley, Lessee demising the land for a term of year beginning January 1, 1988 and ending December 31, 1988 and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.
4. Easement in favor of the Village of Tinley Park, the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company, a cable or communications company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded September 3, 1998 as Document No. 98/39851.
5. Rights of the public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
6. Department of Transportation v. Republic Bank of Chicago Trust No 3018 et. al. Case No. 00L 0050372 in the Circuit Court of Cook County, County Department, Law Division.

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## PLAT ACT AFFIDAVIT

STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

Robert Charal as Vice President of Advance Construction Company, being duly sworn on oath, states that Advance Construction Company has a business address at 15750 S. Harlem, Orland Park, Illinois 60462. 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;

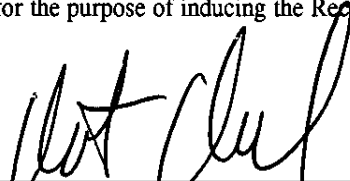
- OR -

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 easements 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 amercatory 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.

  
Robert Charal as Vice President of Advance Construction Company

SUBSCRIBED AND SWORN  
to before me this 25 day of  
July, 2000.

  
Notary Public

20046855.1

