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5702/0056 05 001 Page 1 of 6
2000-08-29 11:10:40
Cook County Recorder 31.00



WARRANTY DEED

7876061 DZMS

THE GRANTOR, 2101 GARDNER L.L.C., an Illinois limited liability for and in consideration of ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to B&J, L.L.C. an Illinois limited liability company ("Grantee") the following described Real Estate situated in the County of Cook, State of Illinois, to wit: THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his successors and assigns forever.

Subject ONLY TO: See Exhibit A attached hereto.

Permanent Real Estate Index Number(s): 15-16-420-004-0000 15-16-420-005-0000

Address of Real Estate: 2101 Gardner Road, Broadview, Illinois

Dated this 23rd day of August, 2000.

2101 Gardner, L.L.C., an Illinois limited liability company

By: CHICAGO INDUSTRIAL PARTNERS, L.L.C.

a Delaware limited liability company, its Manager

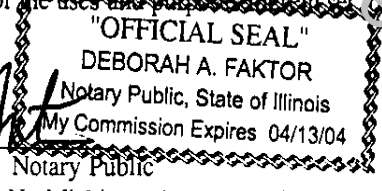
By: BAD I L.L.C.

By: John M. Daley (Seal)
John M. Daley, Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that John M. Daley, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of August, 2000.

Commission Expires 4/13/04



This instrument was prepared by: Polsky & Associates, LTD., 205 N. Michigan Avenue, Suite 3909, Chicago, Illinois 60601-5925.

Mail to:
Mark Anderson
O'Halloran Kosoff Geitner & Cook PC
650 Dundee Road, 4th Fl
Northbrook, IL 60062

Send subsequent tax bills to:
Bernard Downey
c/o BL Downey Co.
2125 Gardner Rd.
Broadview, Illinois 60153

BOX 333-CTI

UNOFFICIAL COPY

68269900

COOK CO. NO. 016
28489



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28491



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28490



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28492



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28493



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28494



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28495



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28496



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28497



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 999.00

COOK CO. NO. 016
28498



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 28 '00 DEPT. OF REVENUE
☆☆☆ 809.00

154779

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
AUG 28 '00
P.B. 11424



999.00

154782

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
AUG 28 '00
P.B. 11424



999.00

154780

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
AUG 28 '00
P.B. 11424



999.00

154781

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
AUG 28 '00
P.B. 11424



999.00

154783

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
AUG 28 '00
P.B. 11424



904.00

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EXHIBIT A

00669789

PERMITTED EXCEPTIONS

TAXES FOR THE YEAR(S) 1999 AND SUBSEQUENT YEARS.

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

UNRECORDED LEASE MADE BY BLAW KNOX CORPORATION TO ALABAMA METAL INDUSTRIES, AS AMENDED, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 16, 1988 AND ENDING APRIL 30, 2003, 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.

MEMORANDUM AND RATIFICATION OF LEASE MADE BY AND BETWEEN FIRST INDUSTRIAL SECURITIES, L.P., A DELAWARE LIMITED PARTNERSHIP AND ALABAMA METAL INDUSTRIES CORPORATION, RECORDED AUGUST 30, 1996 AS DOCUMENT 96666724.

UNRECORDED LEASE TO B. L. DOWNEY COMPANY, INC. AS AMENDED, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING APRIL 1, 1987 AND ENDING FEBRUARY 28, 2007, 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, AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JANUARY 11, 1988 AS DOCUMENT 88013030.

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY OF COOK AND THE MUNICIPALITY, IN AND TO THE WEST 33 FEET OF LAND TAKEN AND USED FOR PUSCHEK ROAD, NOW KNOWN AS GARDNER ROAD.

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, AS TENANTS ONLY, PER THE ATTACHED RENT ROLL.

GRANT OF EASEMENT DATED NOVEMBER 21, 1967 AND RECORDED NOVEMBER 27, 1967 AS DOCUMENT 20332786, MADE BY PRODUCTION STEEL COMPANY OF ILLINOIS, A CORPORATION OF ILLINOIS, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, GRANTING, A PERPETUAL RIGHT AND EASEMENT, AND PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRICAL TRANSMISSION LINES, INCLUDING WIRES, CABLES AND NECESSARY FIXTURES AND APPURTENANCES ATTACHED THERETO OVER, THROUGH, ALONG AND ACROSS:

THAT PART OF LOT 16 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE INDIANA HARBOUR BELT RAILROAD COMPANY, EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD, IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY WHICH IS 9.59 FEET WEST OF THE SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE RUNNING SOUTHERLY 1265.78 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPERTY WHICH IS 2.49 FEET WEST OF THE SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY, ALL IN COOK COUNTY, ILLINOIS.

SAID GRANT ALSO PROVIDES THAT THE GRANTOR MAY EXTEND OR ENLARGE THE EXISTING BUILDINGS OR STRUCTURES OR ERECT NEW BUILDINGS OR STRUCTURES UPON THE EASEMENT PREMISES. IT IS UNDERSTOOD AND AGREED THAT ANY SUCH BUILDING OR STRUCTURE ON THE EASEMENT PREMISES SHALL NOT EXCEED THE HEIGHT OF THE HIGHEST BUILDING OR STRUCTURE SAID HEIGHT BEING FORTY EIGHT (48) FEET PRESENTLY LOCATED ON SAID EASEMENT PREMISES, AND SAME SHALL NOT CONSTITUTE A VIOLATION OF THE EASEMENT HEREBY GRANTED TO GRANTEE.

RAILROAD TRACK LOCATED ON THE SOUTHEASTERLY PORTION OF THE LAND, AS DISCLOSED BY PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499.1 DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000.

UTILITY EASEMENT OVER THE WEST 33 FEET OF THE LAND GRANTED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT RECORDED AUGUST 1, 1950 AS DOCUMENT 14866163, AS DISCLOSED BY PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499.1 DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000.

ELECTRIC UTILITY EASEMENT AS DISCLOSED BY OVERHEAD ELECTRIC WIRES AS DEPICTED ON PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499.1 DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000.

GRANT OF EASEMENT IN FAVOR OF THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED AS DOCUMENT 93644644 GRANTING A PERMANENT SUBTERRANEAN EASEMENT, RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A CERTAIN PART OF "THE SYSTEM" THROUGH THE FOLLOWING DESCRIBED LAND:

THE PROPERTY AND SPACE LYING BETWEEN ELEVATIONS -75 AND -95 (CHICAGO CITY DATUM) AND ALSO LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DOWNWARD FROM THE SURFACE OF THE EARTH, OF THAT PART OF THE SOUTH 646.07 FEET OF THAT PART OF LOT 16 (LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD) IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 39, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN BEING A 20.00 FOOT STRIP OF LAND LYING 10 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF THE SAID SOUTH 646.07 FEET OF LOT 16; THENCE NORTHERLY ALONG THE EASTERLY MOST WESTERLY PROPERTY LINE, 37 FEET (SAID EASTERLY MOST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF GARDNER ROAD; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTHERLY MOST PROPERTY LINE OF THE AFORESAID SOUTH 646.07 FEET, 7.00 FEET TO THE WESTERLY MOST PROPERTY LINE OF SAID SOUTH 646.07 FEET (SAID WESTERLY MOST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF GARDNER ROAD); THENCE NORTHERLY ALONG THE AFORESAID WESTERLY MOST LINE, 149 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT OF TERMINATION ON THE SAID SOUTH PROPERTY LINE, SAID POINT LYING 80 FEET EASTERLY FROM THE SAID SOUTHERLY MOST SOUTHWEST CORNER AS MEASURED ALONG THE AFORESAID SOUTHERLY MOST LINE.

THE SAID LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO BEGIN ON THE SAID MOST WESTERLY PROPERTY LINE AND TERMINATE ON THE SAID SOUTHERLY LINE.

ENCROACHMENT OF THE 1 STORY BRICK AND CONCRETE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.35 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 7499.1 PREPARED BY COMPASS LAND SURVEYING AND MAPPING DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000.

ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND ONTO THE EASEMENT RECORDED AS DOCUMENT 93644644 AND NOTED ABOVE AT EXCEPTION REFERENCE LETTER O.

ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND ONTO THE EASEMENT RECORDED AS DOCUMENT 20332786 AND NOTED ABOVE AT EXCEPTION REFERENCE LETTER K.

RIGHT, TITLE AND INTEREST OF METALS U.S.A., INDICATED BY SIGNAGE ON THE LAND, SHOWN ON SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499.1 DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000.

THE PLAT OF SURVEY BY COMPASS LAND SURVEYING AND MAPPING, ORDER NUMBER 7499.1 DATED MARCH 15, 1999, LAST REVISED JULY 15, 2000. INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN A SPECIAL FLOOD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS FOLLOWS: THE NORTHERLY PORTION OF THE LAND FALLS WITHIN ZONE B, WHILE THE SOUTHERLY PORTION FALLS WITHIN ZONE A5, AS SHOWN ON F.E.M.A. COMMUNITY PANEL 170067 0001B, HAVING AN EFFECTIVE DATE OF JANUARY 16, 1981.

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STREET ADDRESS: 2101 2125 GARDNER ROAD
CITY: BROADVIEW COUNTY: COOK
TAX NUMBER: 15-16-420-004-0000

LEGAL DESCRIPTION:

THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office