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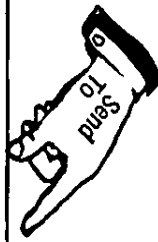
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2000-02-02 15:52:27
Cook County Recorder 29.50

Prepared by and
after recording mail to:

Squadron, Ellenoff, Plesent
& Sheinfeld, LLP
551 Fifth Avenue
New York, New York 10176
Attn: Mitchell R. Lubart, Esq.



CONFIRMATION OF NON-APPLICABILITY OF USE RESTRICTIONS

The undersigned, Houston Harvest Gift Products, L.L.C., is the tenant under the Lease (as same may be amended, modified, renewed, extended and/or assigned, the "Lease") dated May 18, 1995 between Houston Foods Co. (predecessor in interest to the undersigned) and DLS Real Estate, Inc., as landlord, for certain premises in that property now known as 2721 Edgington, Franklin Park, Illinois (the "2721 Property"), as more particularly described in Exhibit A attached hereto and made a part hereof which 2721 Property was originally part of a larger property known as 9401 West Grand Avenue, Franklin Park, Illinois (the "Original Property"). The Original Property was subsequently separated into two parcels, the first being the 2721 Property, and the second now being known as 9401 West Grand Avenue, Franklin Park, Illinois (the "9401 Property"), as more particularly described in Exhibit B attached hereto and made a part hereof. 9401 West Grand Avenue LLC ("9401 Owner") has this day purchased the 9401 Property.

Reference is made to Article 44 of the Lease, which Article contains certain restrictions on use (the "Use Restrictions") with respect to "Adjacent Premises" (as defined in the Lease). The undersigned hereby confirms to 9401 Owner, and its successors and assigns, that the Use Restrictions shall not restrict any of the contemplated uses of the 9401 Property by 9401 Owner, or its successors and/or assigns, set forth on Exhibit C annexed hereto and made a part hereof. This confirmation shall be binding on the undersigned's successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto executed this instrument as of November 30, 1999.

**HOUSTON HARVEST GIFT
PRODUCTS, L.L.C.**

1st AMERICAN TITLE order # CC189346
~~687~~
JK
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By: Brent A. Messick
Name: Brent A. Messick
Title: Executive Vice President

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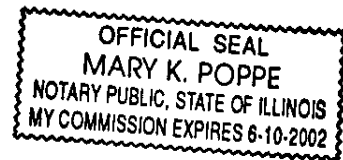
STATE OF ILLINOIS)
) ss.:
 COUNTY OF)

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I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that BRENT A. MESSICK, as EVP/CFO of Houston Harvest Gift Products, L.L.C., a _____ limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person and acknowledged that he signed and delivered said instrument as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of November, 1999.

Mary K. Poppe
 Notary Public



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EXHIBIT A

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Legal Description of 2721 Property

Parcel 1:

Lot 2 in West Grand Avenue Subdivision recorded on July 31, 1997 as document number 97557554 of part of the West 1/2 of the Southwest 1/4 of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

Parcel 2:

Easement for the benefit of Parcel 1 as created by the Easement Agreement by and between Motorola, Inc., a Delaware corporation and Quasar Electronics Corporation, a Delaware corporation attached to and made a part of the instrument dated April 27, 1995 and recorded May 19, 1995 as Document 95370061, for passage over the land described therein, for the following purpose:

Driveway for ingress and egress to the Quasar parcels for vehicles of every kind and pedestrians along and across that portion of Motorola's parcels described as Parcel "E" in the Easement Rider attached as Exhibit "C" therein.

Permanent Real Estate Index No. 12-27-300-052

Common Address: 2721 Edgington, Franklin Park, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

00086446

Legal Description

PARCEL 1:

LOT 1 IN WEST GRAND AVENUE SUBDIVISION RECORDED ON JULY 31, 1997 AS DOCUMENT NUMBER 97557554 OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF EXISTING ELECTRICAL SYSTEMS LOCATED ON PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C. DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560233

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS TO AND INGRESS AND EGRESS FOR THE USE, INSPECTION AND REPAIR OF ELECTRIC SYSTEMS, FIRE PROTECTION SYSTEMS, WATER SYSTEMS, TELEPHONE LINES AND HEATING SYSTEMS LOCATED ON THE PROPERTY DESCRIBED IN THE RECIPROCAL EASEMENT, ACCESS, REPAIR AND MAINTENANCE AGREEMENT MADE BY 9401 GRAND L.L.C., DATED JULY 29, 1997 AND RECORDED AUGUST 1, 1997 AS DOCUMENT 97560233.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF GRAND AVENUE (EXCEPT THEREFROM THE EAST 156.8 FEET AND EXCEPT THE THAT PART FALLING IN WASHINGTON STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID WEST 1/2 AT A POINT 156.8 FEET WEST OF THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID HALF 174.65 FEET; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE 498.7 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 174.65 FEET TO THE SOUTH LINE; THENCE EAST ON SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE VILLAGE OF FRANKLIN PARK BY DEED RECORDED JULY 21, 1925 AS DOCUMENT 8981920 OF RECORD AND ALSO EXCEPTING THEREFROM THE NORTH 37 1/2 FEET OF THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF WASHINGTON STREET AS EXTENDED AND WEST OF ALLEY IMMEDIATELY EAST AND ADJOINING THERETO AND EXCEPT THAT PART CONVEYED BY DEED RECORDED AS DOCUMENT 12518201) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Nos. 12-27-122-028; 12-27-123-091; 12-27-300-051

Common Address: 9401 West Grand Avenue, Franklin Park, Illinois

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EXHIBIT C

00086446

Office and communications purposes and facilities, including but not limited to, the installation, operation and maintenance of communication, electronic and optronic equipment and facilities relating to the transmission of voice, video, data and other communication signals, a switch facility and customer collocation provisioning equipment and other uses normally related thereto.

Property of Cook County Clerk's Office