

When Recorded Return To:

The Fred and Barbara Fuchs Family, L.P.
c/o TransAction Companies, Ltd.
2065 Kittredge St., Ste. A
Berkley, CA 94704-1400



Re: Northlake, IL

SPECIAL WARRANTY DEED

GRANTOR, Wells Fargo Bank Northwest, N.A., formerly known as First Security Bank, N.A., not individually but solely as Owner Trustee for the Pet Stores Trust 1996-1, a corporation duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to The Fred and Barbara Fuchs Family, L.P., a California limited partnership, having its principle office at the following address: c/o TransAction Companies, Ltd., 2065 Kittredge Street, Suite A, Berkley, California 94704, the following described Real Estate situated in the Township of Proviso, County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to: See Exhibit B attached hereto and incorporated herein by this reference.

Permanent Real Estate Index Number(s): See Exhibit A attached hereto and incorporated herein by this reference.

Address of Real Estate: 23 West North Avenue, Northlake, Illinois

BOX 333-CTI

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11-20-2009

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Vice President, this 26 day of June, 2001.

GRANTOR

Wells Fargo Bank Northwest, National Association formally known as, First Security Bank, N.A., not individually but solely as Owner Trustee for the Pet Stores Trust 1996-1

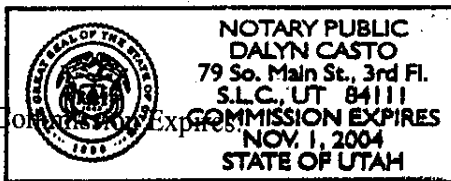


By: Val T. Orton
Name: Val T. Orton

Attest: [Signature]
Title: Vice President

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)


I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Val T. Orton, personally known to me to be the Vice President of Wells Fargo Bank Northwest, N.A., and that such corporate officer, being duly authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the said corporation.




Dalyn Casto
Notary Public

Prepared by:

Joseph B. Conn, Esq.
Mulrenin, Conn & Frances, P.A.
8655 E. Via De Ventura Blvd., Suite G-263
Scottsdale, Arizona 85258
Telephone: (480) 346-1525
Facsimile: (480) 346-1530

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 JUL. 13. 01	02 180.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000011520 FP 102808

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
 JUL. 13. 01	01090.00
REVENUE STAMP	# 0000011534 FP 102802

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EXHIBIT A

LEGAL DESCRIPTION

(See page attached)

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 6 IN NORTHLAKE COMMONS SHOPPING CENTER A SUBDIVISION OF PART OF "THE H. O. STONE NORTHLAKE ADDITION" BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED JULY 3, 1930 AS DOCUMENT NO. 10097148 IN COOK COUNTY, ILLINOIS, WHICH RESUBDIVISION PLAT WAS RECORDED ON DECEMBER 21, 1995 AS DOCUMENT NO. 95889918, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT ENTERED INTO BY NORTHLAKE DEVELOPMENT COMPANY, OFFICE DEPOT, INC., SERVICE MERCHANDISE COMPANY., AND PETSMART INC., DATED JUNE 14, 1995 AND RECORDED OCTOBER 10, 1995 AS DOCUMENT NO. 95687795 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN WALMART STORES INC, AND NORTHLAKE DEVELOPMENT COMPANY DATED MAY 26, 1995 AND RECORDED AS DOCUMENT NO. 95548027 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS CREATED BY EASEMENT GRANT FROM THE CITY OF NORTHLAKE TO NORTHLAKE DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 15, 1996 AND RECORDED APRIL 25, 1996 AS DOCUMENT NO. 96310895 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

~~TAX NO.: 15-06-207-001~~
~~TAX NO.: 16-06-207-002~~
~~TAX NO.: 15-06-207-018~~
~~TAX NO.: 15-06-207-052~~
~~TAX NO.: 15-06-207-053~~
~~TAX NO.: 15-06-207-012~~
~~TAX NO.: 15-06-207-011~~
~~TAX NO.: 15-06-206-008~~
~~TAX NO.: 15-06-206-009~~
~~TAX NO.: 15-06-206-010~~
~~TAX NO.: 15-06-206-041~~
~~TAX NO.: 15-06-206-042~~
~~TAX NO.: 15-06-206-043~~
~~TAX NO.: 15-06-206-031~~
~~TAX NO.: 15-06-206-032~~

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Tax No. - 15-06-217-005

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

[Northlake, IL]

1. Easements, if any, for public utilities and quasi-public utilities, including cable companies over that part of the Land lying within vacated alley for maintenance therein of poles, conduits, sewers and other facilities as reserved in Vacation Ordinance No. 0-40-76, recorded as Document 25088396.
2. Rights of the Public and Plat of Dedication for Public Highway made by Herman E. Ehlers, and others, dated February 9, 1929 and recorded December 10, 1929 as Document 10550555 in and to that part of the Land falling within that part of the Northeast ¼ of Section 6.
3. Reciprocal Easement for Ingress and Egress, if any, dated May 16, 1995 and recorded August 18, 1995 as Document 95549027 between Wal-Mart Stores, Inc. and Northlake Development Company, and the terms, conditions, provisions and covenants contained therein.
4. Easement in favor of Northern Illinois Gas Company, Commonwealth Edison Company and Metrovision (Cable TV Company) and its 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, terms, provisions and conditions relating thereto contained in the Plat of Vacation recorded September 13, 1996 as Document No. 95615703.
5. Terms, provisions, restrictions, conditions and easements as contained in the Reciprocal Easement and Operation Agreement dated June 14, 1995 and recorded October 10, 1995 as Document No. 95687795.
6. Release of Easements and Grant of Replacement Easements between Northlake Development Company and Time Warner Cable recorded January 11, 1996 as Document 96030617.
7. Easement Grant in favor of The City of Northlake, and its respective successors and assigns, the perpetual, non-exclusive right for vehicular ingress and egress over and across premises, and the provisions relating thereto contained in the Grant recorded April 26, 1996 as Document No. 96310895.
8. Easement for Public Utilities in favor of The City of Northlake, the Commonwealth Edison Company and The Illinois Bell Telephone Company, Northern Illinois Gas Company, Time Warner Cable Co., and 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 Plat recorded December 21, 1995 as Document No. 95889918.

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11/15/2011