



① 7914778-E 21118166 Jan 99/18/11E 7-8214/11E

Property of Cook County Clerk's Office

(Above space for Recorder's use)

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this of 15th day of November, 2001, between CONOPCO, INC., a corporation created and existing under and by virtue of the laws of the State of New York, and duly authorized to transact business in the State of Illinois, , having an office at 390 Park Avenue, New York, New York 10022-4698 (herein called "Grantor") and NORTH GOLDSTEIN FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership, having an address in care of Gold Realty Group Corporation, 1849 N. Green Bay Road, Suite 300, Highland Park, Illinois 60035 (herein called "Grantee").

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MAB

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does CONVEY unto Grantee, its successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof; subject to the "Permitted Exceptions" set forth in Exhibit "B" attached hereto and forming a part hereof, none of which are reimposed or extended hereby.

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and does also hereby covenant, promise and agree, to and with the Grantee,

BOX 333-CTD

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its successors and assigns, to warrant and forever defend such title to the said real estate against all persons lawfully claiming by, through or under the Grantor.

IN WITNESS WHEREOF, 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, duly authorized so to do, and attested by its Assistant Secretary, the day and year first above written.

STATE OF ILLINOIS



DEC.-7.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000019405

REAL ESTATE  
TRANSFER TAX

0169450

FP 102808

CONOPCO, INC., a New York corporation

By: [Signature]  
Name: E. Mark Landry  
Title: Vice President

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC.-7.01  
REVENUE STAMP

COUNTY TAX



DEC.-7.01

# 0000019444

REAL ESTATE  
TRANSFER TAX

0084725

FP 102802

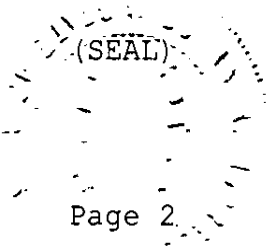
ATTEST:  
By: [Signature]  
Name: Melvin H. Kurtz  
Title: Assistant Secretary

STATE OF Connecticut  
COUNTY OF Fairfield ) SS Greenwich

11161791

I, Donna R. Morell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that E. MARK LANDRY, personally known to me to be the Vice President of CONOPCO, INC., a corporation of the State of New York, and MELVIN H. KURTZ, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such and Vice President, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and 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 20<sup>th</sup> day of November, 2001

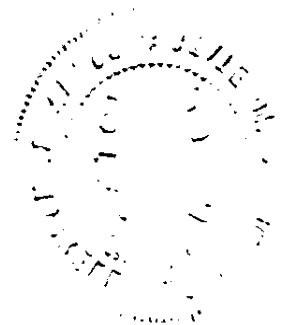


Donna R. Morell  
Notary Public

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THIS INSTRUMENT PREPARED BY: John T. Huntington  
McBride Baker & Coles  
One Mid America Plaza  
Suite 1000  
Oakbrook Terrace, Illinois 60181

\*\*\*\*\*

MAIL SUBSEQUENT TAX BILLS TO: Michael Goldstein  
Gold Realty Group Corporation  
1849 N. Green Bay Road, Suite #300  
Highland Park, Illinois 60035

\*\*\*\*\*

MAIL THIS INSTRUMENT TO: Joel Brosk  
Brozosky & Brosk, P.C.  
40 Skokie Blvd., Suite 630  
Northbrook, Illinois 60062

\*\*\*\*\*

ADDRESS OF PROPERTY: 4401 w. North Avenue  
(for information only) Chicago, Illinois 60639

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2025/01/13

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF THE PROPERTY

#### PARCEL 1:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION 685.15 FEET; RUNNING WEST 1033.85 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 300 FEET, 686.25 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE EAST ALONG THE SAID NORTH LINE 1032.4 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT:

(A) THAT PART OF THE WEST 399.47 FEET OF SAID TRACT LYING NORTH OF THE SOUTH 40 FEET THEREOF, AND

(B) THE EAST 369.28 FEET MEASURED FROM THE CENTER LINE OF NORTH KOSTNER AVENUE OF THE NORTH 180.23 FEET OF THE SOUTH 200.23 FEET OF SAID TRACT).

#### PARCEL 2:

THE EAST 369.28 FEET OF THE NORTH 180.23 FEET OF THE SOUTH 200.23 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3; RUNNING THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 685.15 FEET; RUNNING THENCE WEST 1034.25 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST 300 FEET 686.25 FEET TO THE NORTH LINE OF SAID SECTION 3; RUNNING THENCE EAST ALONG NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1032.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN AGREEMENT MADE BY JOHNSON CHAIR COMPANY, A CORPORATION OF ILLINOIS, AND LOUIS HANSON AND LOUIS HANSON COMPANY, A CORPORATION OF ILLINOIS, DATED MAY 29, 1908 AND RECORDED JULY 20, 1908 AS DOCUMENT 4233763, AS AMENDED BY AGREEMENT DATED JANUARY 23, 1909 AND RECORDED FEBRUARY 5, 1909 AS DOCUMENT 4324798, AND AS FURTHER MODIFIED AND AMENDED BY AGREEMENT RECORDED JANUARY 28, 1959 AS DOCUMENT 17439012 FOR INGRESS AND EGRESS, AS A PRIVATE WAY OR ROAD OVER A STRIP OF LAND 40 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID, WHICH POINT IS 685.15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 3; THENCE RUNNING WEST 1000.85 FEET TO A POINT IN THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID, WHICH IS 686.25 FEET SOUTH OF THE NORTH LINE OF SECTION 3 AFORESAID (EXCEPT THE NORTH 20 FEET THEREOF FALLING IN PARCEL 1).

#### PARCEL 4:

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EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF A RAILROAD DESCRIBED IN AGREEMENT BETWEEN JOHNSON CHAIR COMPANY, A CORPORATION OF ILLINOIS, AND THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A CORPORATION, DATED JUNE 29, 1908 AND REFERRED TO AND CREATED BY TRUSTEE'S DEED FROM LIBERTY NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 8337 TO THE AMERICAN BRASS COMPANY, A CORPORATION OF CONNECTICUT, DATED DECEMBER 16, 1949 AND RECORDED DECEMBER 28, 1949 AS DOCUMENT 14704086, OVER THE PREMISES DESCRIBED AS FOLLOWS:

THAT PART OF A 9 FOOT STRIP OF LAND LYING NORTH OF AND EXTENDING UP TO THE SOUTH LINE AND LYING EAST OF AND EXTENDING UP TO THE WEST LINE AND LYING WEST OF AND EXTENDING UP TO THE EAST LINE OF THE WEST 399.47 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION, 685.15 FEET; RUNNING THENCE WEST 1033.85 FEET TO THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 300 FEET, 686.25 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE EAST ALONG SAID NORTH LINE 1032.4 FEET TO THE PLACE OF BEGINNING, SAID 9 FOOT STRIP OF LAND BEING 4 1/2 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID WEST 399.47 FEET WHICH IS 4.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEXING NORTHWESTERLY AND HAVING A RADIUS OF 248 FEET TO A POINT WHICH IS 237 FEET EAST AND 154.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 399.47 FEET; THENCE EAST IN A STRAIGHT LINE TO A POINT WHICH IS 90.17 FEET WEST AND 154.17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 399.47 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEXING SOUTHEASTERLY AND HAVING A RADIUS OF 425 FEET TO A POINT IN THE EAST LINE OF SAID WEST 399.47 FEET WHICH IS 164 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 16-03-105-014-0000  
16-03-105-015-0000  
16-03-105-018-0000  
16-03-105-030-0000  
16-03-105-031-0000

COMMONLY KNOWN AS: 4401 W. North Avenue  
Chicago, Illinois 60639

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

- (a) General real estate taxes for the years 2001 and following;
- (b) Special Assessments confirmed after this Agreement date;
- (c) Zoning and building laws and ordinances;
- (d) Exceptions lettered B, C, D, E, F, G, H, I, J, K and T in the Commitment for Title Insurance issued by Chicago Title Insurance Company as Order 79-14-778 effective April 20, 2001;
- (e) Encroachments, overlaps and all other matters shown on the Plat of Survey of the Real Estate prepared by Jens K. Doe Survey Service, Inc., dated August 3, 2001 and identified as Order No. 01-1488.
- (f) Acts of the Purchaser, and all persons claiming by, through or under the Purchaser

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