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0020076686

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2002-01-18 11:10:16

Cook County Recorder

29.00

This Instrument Prepared by  
Samuel A. Mandarino  
Baker & McKenzie  
130 East Randolph Drive  
Chicago, Illinois 60601



0020076686

After recording, please mail to:  
David J. Siegel  
Sidley & Austin  
Bank One Plaza  
Chicago, Illinois 60603

Above Space For Recorder's Use Only

7953063 D2 16F4

**SPECIAL WARRANTY DEED**

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, WISVEST CORPORATION, a Wisconsin corporation ("Grantor"), hereby grants and conveys to COMMONWEALTH EDISON COMPANY, an Illinois corporation having an office at Three Lincoln Centre, Oakbrook Terrace, IL 60181, the real property described in Exhibit A attached hereto and made a part hereof (the "Land"), together with:

(i) all rights, privileges, remainders, reversions, tenements, hereditaments, benefits and easements appurtenant or belonging to the Land, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Land, as well as all development rights, air rights, water, water rights, riparian rights and water stock relating to the Land and any rights-of-way or other appurtenances used in connection with the ownership, use and enjoyment of the Land; and all of Seller's right, title and interest in and to all roads, rights of way and alleys adjoining or servicing the Land (collectively, the "Appurtenances"); and

(ii) all buildings, improvements and fixtures located on the Land or Appurtenances, all apparatus, equipment and appliances used in connection with the operation or occupancy of the Land or Appurtenances; and

(iii) all adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof.

subject to, however, the matters affecting title thereto as also described in said Exhibit A; and Grantor hereby warrants title to the aforesaid property, subject to the matters described in said Exhibit A, against the acts of Grantor, and the lawful claims of every person claiming said property or any part thereof or any interest therein, by, through, or under Grantor by reason of said acts, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed these presents <sup>as of</sup> this 15<sup>th</sup> day of ~~November~~ <sup>January, 2002</sup> 2001.

WISVEST CORPORATION,  
a Wisconsin corporation

By: Scott A. Pawliski  
Scott A. Pawliski, its Vice President

BOX 333-CT

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COOK COUNTY CLERK'S OFFICE

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STATE OF Wisconsin )  
 )  
COUNTY OF milwaukee )

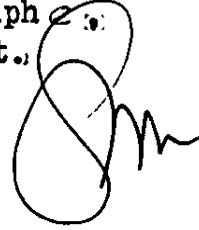
The foregoing instrument was acknowledged before me this 27 day of November, 2001, by Scott A. Patulski, as Vice President of WISVEST CORPORATION, a Wisconsin corporation.

My commission expires:

April 24, 2005

Nancy Napocla  
Notary Public

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2. Section 4, of the Real Estate Transfer Tax Act.



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## EXHIBIT A

### Description of Real Estate

A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, THENCE SOUTH 01 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 71.01 FEET TO A LINE 71.00 FEET NORMALLY DISTANT SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 40.00 FEET TO THE EAST LINE OF TORRENCE AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 123.63 FEET; THENCE NORTHERLY 71.14 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2449.03 FEET AND A CHORD WHICH BEARS NORTH 03 DEGREES 55 MINUTES 12 SECONDS WEST 71.14 FEET TO SAID NORTH LINE; THENCE NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, 5.00 FEET TO A POINT 165.00 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 01 DEGREES 12 MINUTES 40 SECONDS WEST 627.49 FEET TO THE SOUTH LINE OF THE NORTH 33 FEET OF SAID NORTHWEST QUARTER AT A POINT 162.74 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 44 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 122.75 FEET TO THE AFOREMENTIONED EAST LINE OF TORRENCE AVENUE; THENCE SOUTH 01 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF TORRENCE AVENUE BEING PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 698.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 86,356 SQUARE FEET (OR 1.983 ACRES). #26-19-100-001 to 009  
Address: Torrence Ave & 114th St. Chicago, IL 200726866

### Matters Affecting Title to the Real Estate

1. General real estate taxes for 2001 and subsequent years, which are not yet due and payable.
2. Acts done or suffered to be done by or judgments against the grantee named in the deed.
3. Matters disclosed in the Plat of Survey prepared by Advanced Surveying and Mapping, dated December 11, 2001, revised December 12, 2001.
4. Covenants and restrictions contained in the Quit Claim Deed from the Indiana Harbor Belt Railroad Company to Calumet Western Railway Company dated September 28, 1995, and recorded April 26, 2000, as Document No. 00291526.

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## AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK    )

Samuel A. Mandarino ("Affiant") being first duly sworn on oath, deposes and states that:

1. Affiant is attorney and agent of Wisvest Corporation, a Wisconsin corporation and grantor in the deed to which this Affidavit is attached.

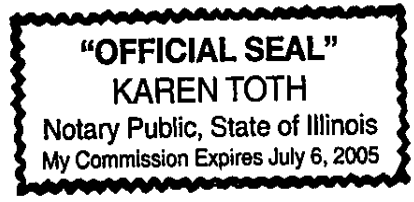
2. The provisions of the Plat Act (765 ILCS 205/0.01 *et seq.*) do not apply to the conveyance by the deed to which this Affidavit is attached because it constitutes a sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access; (as specified in paragraph 8 in subsection 1(b) of the Plat Act).

3. Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept said deed for recording.

*[Handwritten signature]*  
20076686

Subscribed and sworn to before me  
this 14<sup>th</sup> day of January, 2007

*[Handwritten signature]*  
Notary Public  
CHIDOC01:320245.1



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 15, 2002 Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said SAM MANDARINO this 15 day of Jan, 2002.

Notary Public \_\_\_\_\_



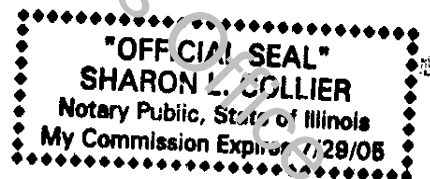
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 15, 2002 Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said DAVID SIEGEL this 15 day of Jan, 2002.

Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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