

UNOFFICIAL COPY

0020344918

2722 0300 17 001 Page 1 of 5
2002-03-27 14:06:38
Cook County Recorder 29.00



0020344918

This instrument prepared by:
Michael F. Smetana, Esq.
MKS, Attorneys at Law
211 East Ontario, Suite 1450
Chicago, Illinois 60611

SPECIAL WARRANTY DEED

THIS IS NOT HOMESTEAD PROPERTY

STATE OF ILLINOIS)
COUNTY OF COOK) KNOW ALL MEN BY THESE PRESENTS:

DI 7900900
Feb 15

Property of Cook County Clerk's Office

7900900 AL J. BYERS

THAT, 1219 Roosevelt, L.L.C., an Illinois limited liability company, whose mailing address is 1139 Oakley Avenue, Winnetka, Illinois 60093 (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor paid by CVS 3163 IL, L.L.C., a Delaware limited liability company, whose mailing address is c/o CVS Corporation, 1CVS Drive, Woonsocket, Rhode Island, 02895, (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular, the improvements, fixtures, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" attached hereto and incorporated herein by reference (herein collectively called the "Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim lawfully the same or any part thereof, by, through, or under Grantor, but not otherwise.

(Signature Page Follows)


BOX 333-CTI

UNOFFICIAL COPY

0020344918

STATE TAX

STATE OF ILLINOIS




MAR. 26. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01850.00
0000825480 FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 26. 02

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00925.00
0000825480 FP 102802

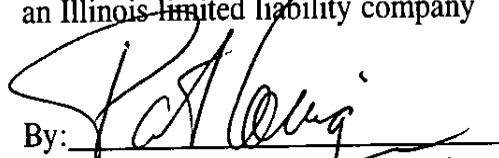
Property of Cook County Clerk's Office

UNOFFICIAL COPY

WITNESS THE EXECUTION HEREOF as of the 22nd day of March, 2002.

GRANTOR:

1219 Roosevelt, L.L.C.,
an Illinois limited liability company

By: 
Patrick J. Corrigan, Member

After recording return to:
Suzanne Payne, Esq.
Hinkley, Allen & Synder, L.L.P.
1500 Fleet Center
Providence, Rhode Island 02093

Mail Tax Bills to:
c/o CVS Corporation, 1CVS Drive,
Woonsocket, Rhode Island, 02895
Attn: Property Management Dept. (#3163)

STATE OF ILLINOIS
COUNTY OF COOK



HAR. 25.02

REAL ESTATE TRANSFER TAX
1480000
FP 102801

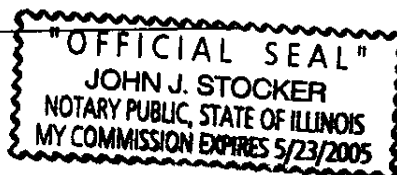
0000001509

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Corrigan, personally known to me to be a member of 1219 Roosevelt, L.L.C., an Illinois limited liability company, acknowledged that as such member, being authorized so to do, (s)he executed the foregoing instrument on behalf of said limited liability company as such member, as his/her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of MARCH, 2002.


Notary Public

My Commission Expires: _____



UNOFFICIAL COPYExhibit A

Legal Description

PARCEL 1:

LOTS 1, 2, 3 AND 4 (EXCEPT THE WEST 9 FEET OF SAID LOT 4) IN BLOCK 1 IN GUNDERSON'S THIRD ADDITION TO OAK PARK BEING A RESUBDIVISION OF THE FIRST ADDITION TO THE HIGHLAND BEING A SUBDIVISION OF THE WEST QUARTER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 9 FEET OF LOT 4 AND ALL OF LOTS 5 TO 10 BOTH INCLUSIVE IN BLOCK 1 IN GUNDERSON'S THIRD ADDITION TO OAK PARK, BEING A RESUBDIVISION OF THE FIRST ADDITION TO THE HIGHLAND, BEING A SUBDIVISION OF THE WEST QUARTER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-17-100-003

008

029

030

031

032

Common address: 329-345 W Madison St.
Oak Park

mail to: CVS Corp.
CVS Drive
Woonsocket Rhode Island
02895

UNOFFICIAL COPYExhibit B

Encumbrances

1. General real estate taxes and assessments not yet due and payable.
2. Encroachment of two story brick building located mainly on the Property onto adjacent land to the west.
3. Encroachment of one story brick building located mainly on the Property onto the adjacent land to the east.
4. Rights to maintain catch basins, overhead lines, water valves, electric meters and gas meters.
5. Metal roof overhang onto the land east and adjoining and also north and adjoining.
6. Illinois Environmental Protection Agency Letter dated February 25, 2002 and recorded March 14, 2002 as Document No. 0020294198.

Property of Cook County Clerk's Office