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0020322127

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2002-03-21 12:46:29

Cook County Recorder 27.50

SPECIAL WARRANTY DEED (ILLINOIS)



0020322127

THIS INDENTURE, made this 15
day of March, 2002 between ZENITH
ELECTRONICS CORPORATION, a
Delaware corporation ("Grantor") and
2407 W. NORTH AVENUE,
MELROSE, ILLINOIS, a Delaware
limited liability company ("Grantee"),

(The Above Space for Recorders Use Only)

9902 0030
WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt
whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said
corporation, by these presents does CONVEY AND WARRANT unto Grantee, FOREVER, all
the following described real estate, situated in the County of Cook and State of Illinois known
and described as follows, to wit:

See attached EXHIBIT A

TOGETHER with all and singular the hereditaments and appurtenances thereunto
belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders,
rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand
whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with
the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances,
unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree
to and with Grantee, and its successors and assigns, that it has not done or suffered to be done,
anything whereby the said premises hereby granted are, or may be, in any manner encumbered or
charged, except, as herein recited; and it WILL WARRANT AND DEFEND the said premises
against all persons lawfully claiming, or to claim the same, by, through or under it, subject only
to:

See attached EXHIBIT B

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Vice President of Grantor as of the day and year first above written.

ZENITH ELECTRONICS CORPORATION,
a Delaware corporation

By: [Signature]
Print Name: B. A. Wycko Jr
Print Title: Vice President

0020322127

This instrument was prepared by:

David R. Schenk, Esq.
Neal, Gerber & Eisenberg
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

OPUS NORTH CORPORATION
9700 HIGGINS ROAD, SUITE 900
ROSEMONT, IL 60018
Attn: Controller

AFTER RECORDING RETURN TO:
O'BRIEN, O'ROURKE + HOGAN
10 SOUTH CASALE STREET, SUITE 2900
CHICAGO, IL 60603
ATTN: HOWARD I. GOUBCART, Esq.

STATE OF ILLINOIS
STATE TAX
MAR. 21.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000038014
REAL ESTATE TRANSFER TAX
03000.00
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR. 21.02
COUNTY TAX
0000074806
REAL ESTATE TRANSFER TAX
01500.00
FP326670

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STATE OF ILLINOIS)
COUNTY OF LAKE)

0020322127

I, a Notary Public of the County and State aforesaid, certify that B.A. WYCKOFF personally came before me this day and acknowledged that (s)he is the VICE PRESIDENT of ZENITH ELECTRONICS CORPORATION, a Delaware corporation and that by authority duly given, (s)he signed the foregoing instrument as her/his free and voluntary act and as the free and voluntary act of said corporation.

WITNESS my hand and official stamp or seal, this ____ day of March, 2002.

Catherine Anne Andriolo
Notary Public

My commission expires: 8/31/04



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EXHIBIT A

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The West 570 feet of that part of the Southwest Fractional Quarter, South of the Indian Boundary Line of Section 34, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the Southeasterly right of way line of the Indiana Harbor Belt Railroad Company, and North of the North Line of right of way of West North Avenue as widened, described as follows:

Beginning at the intersection of the West line of said Southwest Fractional Quarter and the North line of right of way of West North Avenue, said point being 102.43 feet North of the Southwest corner of said Southwest Fractional Quarter; thence North along the West line of said Southwest Fractional Quarter 1342.37 feet to the intersection of said line with the Southeasterly right of way line of the Indiana Harbor Belt Railroad Company, said point being 342.74 feet South of the Indiana Boundary Line; thence Northeasterly along the Southeasterly right of way line of said Railroad along a line forming an angle of 136 degrees 30 minutes 52 seconds from South to East to North with the West line of said Southwest Fractional Quarter, 828.28 feet to intersection of said right of way line with the East line of the West 570 feet of said Southwest Fractional Quarter; thence South along a line 570 feet East of and parallel with the West line of said Southwest Fractional Quarter, 1945.14 feet to intersection of said parallel line with the North Line of right of way of West North Avenue, said point being 102.78 feet North of the South line of said Southwest Fractional Quarter; thence West along the North right of way line of West North Avenue 570 feet to place of beginning, in Cook County, Illinois.