

0020322127

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2002-03-21 12:46:29  
Cook County Recorder 27.50

**SPECIAL WARRANTY DEED  
(ILLINOIS)**



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

0020738339

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Cook County Recorder 33.50



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(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

THIS DEED IS BEING RERCORDED TO ATTACH 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. Wyckoff  
Print Title: Vice President

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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:

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

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

STATE TAX	STATE OF ILLINOIS	# 0000038014	REAL ESTATE TRANSFER TAX
	 MAR. 21 02		0300000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

COUNTY TAX	COOK COUNTY	# 0000074806	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		0150000
	 MAR. 21 02		FP326670

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STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

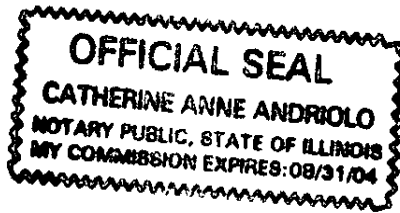
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I, a Notary Public of the County and State aforesaid, certify that B.A. WYCKOFF personally came before me this day and acknowledged that (s)he is the VICE PRESIDENT of ZENITH ELECTRONICS CORPORATION, a Delaware corporation and that by authority duly 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.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. The second installment of real estate taxes for the year 2001 and subsequent years a lien not yet due and payable.
2. Acts of Purchaser, and those claiming by, through and under Purchaser.
3. Easement in favor of Public Service Company of Northern Illinois, and recorded April 2, 1921 as document number 7100799 for gas mains and incidental purposes over, under, and upon the public highway known as North Avenue and 25<sup>th</sup> Avenue described as follows: (Encorsement Attached)

That part Southeasterly of the Indiana Harbor Belt Railroad of the West 96 acres of the Southwest quarter (poles to be placed 8 feet from the property line) of Section 34 Township 40 North Range 12 East of the Third Principal Meridian upon or adjacent to which land a portion of said highway is laid out and established. (Note: exact location of easement cannot be ascertained).

4. Easement in favor of the State of Illinois recorded April 11, 1939 as document number 12295541 and shown on ALTA Survey made by Spaceco, Inc. dated January 22, 2002 as Job #2743.02 ("Survey") for a 27 inch reinforced concrete drain together with appurtenances thereto and incidental purposes over, under and upon the following described real estate:

A strip of land 20 feet in width Southeasterly of and adjoining the Southeasterly right of way line of the Indiana Harbor Belt Railroad, said strip extending from the Easterly right of way line of 25<sup>th</sup> Avenue to the Southwesterly bank of the creek which runs Southeasterly across the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, a distance of 150 feet more or less, all in the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

5. Easement in favor of the State of Illinois as shown on Survey and recorded October 14, 1939 as document number 12382441 for a 27 inch reinforced concrete drain together with appurtenances thereto and incidental purposes over, under and upon the following described real estate:

A strip of land 20 feet in width Southeasterly of and adjoining the Southeasterly right of way line of the Indiana Harbor Belt Railroad, said strip extending from the Easterly right of way line of 25<sup>th</sup> Avenue to the Southwesterly bank of the creek which runs Southeasterly across the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, a distance of 150 feet more or less, all in the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.



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6. Easement in favor of Benjamin Moore and Company, a New Jersey Corporation, as shown on Survey and recorded August 17, 1949 as document number 14613709 for construction, operation, repair, maintenance and incidental purposes of a 24 inch storm water drain together with appurtenances thereto, subject however to the grant heretofore made to the State of Illinois by instrument recorded October 14, 1939 as document number 12382441 over, upon and under the premises described as follows: (Endorsement Attached)

A strip of land 20 feet in width Southeasterly of and adjoining the Southeasterly right of way line of the Indiana Harbor Belt Railroad, said strip extending from the Easterly right of way line of 25<sup>th</sup> Avenue to the Southwesterly bank of the creek which runs Southeasterly across the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, a distance of 150 feet more or less, all in the Southwest quarter of Section 34 Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

7. Easement in favor of Leyden Township, a municipal corporation, and recorded February 5, 1953 as document number 15540867 for installation and maintenance of water main and sanitary sewer in the public highway known as 25<sup>th</sup> Avenue from North Avenue to Armitage Avenue.
8. Easement in favor of Commonwealth Edison Company as shown on Survey and recorded May 19, 1964 as document number 19131775 for poles, conduits, wires, cables and other necessary electrical facilities, ingress and egress and incidental purposes upon, along, over and under that part of the property described as the East 10 feet of the North 715 feet of the following described tract:

The East 50 feet of 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 the right of way of West North Avenue as widened, described as follows: Beginning at the intersection of the East line of the West 520 feet of said Southwest fractional quarter and the North line of the right of way of West North Avenue, said point being 102.75 feet North of the South line of said Southwest fractional quarter, thence North along a line 520 feet East of and parallel with the West line of said Southwest fractional quarter 1892.26 feet to the intersection of said parallel line with the Southeasterly right of way line of the Indiana Harbor Belt Railroad Company, thence Northeasterly along the Southeasterly right of way line of said railroad along line forming an angle of 136 degrees 30 minutes 52 seconds from South to East to North with the last described line 72.66 feet to the 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 the intersection of said parallel line with the North line of the 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 50 to the point of beginning, in Cook County, Illinois.

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9. Easement for the construction, maintenance and repair of a water supply main and fire hydrants as disclosed by an unrecorded Easement dated March 16, 1953 by and between United Biscuit and Town of Leyden and by deed recorded December 27, 1965 as Document No. 19693752.
10. Easement for the construction and maintenance of power poles as disclosed by an unrecorded Easement dated September 4, 1952 made by and between United Biscuit and Public Service Company of Northern Illinois and as disclosed by deed recorded December 27, 1965 as document number 19693752.
11. Matters disclosed by ALTA survey dated January 24, 2002 by Spaceco, Inc., project #2743.02.
12. Rights of the public, the municipality and the State of Illinois in and to that part of the land, taken and used for roads and highways as shown on plat recorded April 23, 1968 as document number 20457688 ("Plat") and as shown on Survey. (Affects the West 33 feet thereof).
13. Rights of owners of the adjoining and contiguous property and land bordering on the creek to have maintained the uninterrupted flow of waters of any stream which may flow on or through the land and as disclosed by Plat and Survey.