

UNOFFICIAL COPY

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218/0003 55 001 Page 1 of 4
2002-10-07 08:47:22
Cook County Recorder 54.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2002, by SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, 115 W. Washington Street, Indianapolis, Indiana 46204 ("Grantor"), to and in favor of the VILLAGE OF LINCOLNWOOD, ILLINOIS, an Illinois municipal corporation, 6900 Lincoln Avenue, Lincolnwood, Illinois 60712 ("Grantee");



WITNESSETH THAT:

Grantor, for valuable consideration, does hereby convey, grant, and dedicate with special warranty covenants, unto the Grantee, its successors and assigns, all of the parcel of land lying and being in Cook County, Illinois, consisting of approximately one and twenty-seven hundredths (1.27) acres, as more fully described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

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

BUT SUBJECT TO:

- (i) all streets and public rights of way;
- (ii) all laws, rules and/or regulations (federal, state and/or local) now in effect;
- (iii) restrictions, encumbrances, reservations, limitations, conditions, easements, agreements and/or other matters affecting the Parcel, if of public record;
- (iv) all real estate taxes and assessments not due and payable as of the date hereof; and
- (v) the restriction that the Parcel shall be used solely for municipal, public and governmental roadway, sidewalk and utility purposes; provided that, in the event of a permitted change of use, for so long as any part of the Grantor's remaining property in Lincolnwood Town Center in the Village of Lincolnwood, Cook County, Illinois, is operated as a commercial real estate establishment, the Parcel shall not be used for the sale at retail or discount of any goods or services.

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

And Grantor will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Parcel as set forth herein.

[Remainder of page intentionally left blank.]

BOX 333-CTI

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STATE TAX
STATE OF ILLINOIS
SEP. 18.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000037042

REAL ESTATE
TRANSFER TAX

0033.150

FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 18.02

REVENUE STAMP

0000037162

REAL ESTATE
TRANSFER TAX

00165.75

FP 102802

21095715
21560715

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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That part of Lots 3B and 3C in the Lincolnwood Town Center Resubdivision, being Lincolnwood Town Center Subdivision (excepting therefrom Lot 9), a part of the North Half of Section 35, Township 41 North Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 2, 1989 as Document No. 89522374 in Cook County, Illinois, described as follows:

Beginning at the southwest corner of Lot 3B aforesaid; thence on an assumed bearing of North 00 degrees 57 minutes 47 seconds East along the west line of said Lots 3B and 3C a distance of 629.11 feet to the northwest corner of Lot 3C; thence South 88 degrees 46 minutes 24 seconds East along the north line of said Lot 3C a distance of 10.00 feet; thence South 00 degree 57 minutes 47 seconds West 239.83 feet; thence southeasterly along a tangential curve concave to the northeast, radius 320.00 feet, central angle 91 degrees 34 minutes 43 seconds, an arc distance of 511.47 feet to a line 60.00 feet north of (perpendicular measure) and parallel with the south line of Lot 3B; thence North 89 degrees 23 minutes 04 seconds East along tangent 96.22 feet to the east line of the west 435.00 feet of Lots 3B and 3C (as measured perpendicular to the west line thereof); thence South 00 degrees 57 minutes 47 seconds West along said east line of the west 435.00 feet a distance of 60.02 feet to the south line of Lot 3B; thence South 89 degrees 23 minutes 04 seconds West along said south line 435.17 feet to the point of beginning, containing 1.268 acres of land.

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EXHIBIT "A"