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331/0235 26 001 Page 1 of 7
2002-11-20 14:37:06
Cook County Recorder 36.50

02-07184B

This instrument was prepared
by and after recording return to:



0021287023

Tracy H. Michael, Esq.
Piper Rudnick
203 North LaSalle Street
Suite 1800
Chicago, IL 60601

Mail To:
Morrie Much
Much, Shelia Freed
Denenberg Ament
200 N. LaSalle St.
Suite 2100
Chicago, IL 60601

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made as of the 8th day of November, 2002, between **SOFT SHEEN/CARSON, INC.**, a Delaware corporation, party of the first part, and **ZOMAC PROPERTIES, LLC**, an Illinois limited liability company, whose address is 430 Tapscott Road, Scarborough, Ontario, Canada M1B1Y4, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and its successors, FOREVER, all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois and subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof, to wit:

PERMANENT INDEX NUMBER: 25-02-102-025
25-02-102-039 (part)
COMMONLY KNOWN AS: 8801 S. Dobson Ave. and 8900 S. Dobson Ave., Chicago, Illinois

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 party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

Mail to
Lawyer's Title Insurance Corp

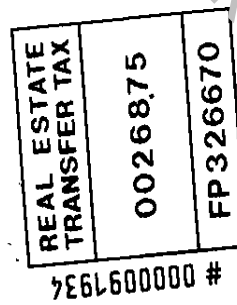
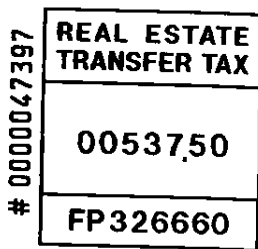
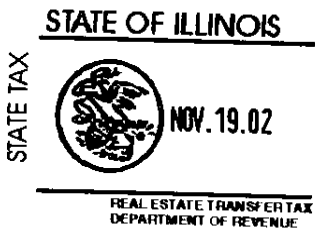
And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it but not otherwise, subject only to those matters described on Exhibit B attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, said party of the first part has caused this Indenture to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

SOFT SHEEN/CARSON, INC., a Delaware corporation

By: [Signature]
Name: Roger Dolden
Its: Executive Vice President, Chief Administrative Officer

Forward Future Tax Bills to: Zomac Properties, LLC, 430 Tapscott Road, Scarborough, Ontario, Canada M1B 1Y4



City of Chicago
Dept. of Revenue
293783
11/19/2002 13:26 Batch 03199 84

Real Estate
Transfer Stamp
\$4,031.25



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STATE OF New York,
COUNTY OF New York SS.

I, Robert G. Kinnally, a Notary Public in and for said County in the State aforesaid, do hereby certify that Roger Dolden, the Executive Vice President, Chief Administrative Officer of Soft Sheen/Carson, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 6th day of November, 2002.

Robert G. Kinnally
Notary Public

ROBERT G. KINNALLY
Notary Public, State of New York
No. 02K16050358
Qualified in New York County
Commission Expires November 6, 2002

My Commission expires:

11/6/02

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PROPERTY OF
CLERK OF COOK COUNTY
CHIEF CLERK
100 N. LAUREL ST.
CHICAGO, ILL. 60602

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Parcel I:

That part of the East 1/2 of the Northwest 1/4 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows:

Beginning on the Easterly line of 30 Foot Wide South Dobson Avenue, as described in Ordinance passed August 5, 1949, recorded December 16, 1949 as Document 14697532, at a point 830.0 Feet Southerly of the Southerly line of East 87th Street, as measured along the last said Easterly line of South Dobson Avenue, said point also being a Southwesterly corner of a parcel of land conveyed to the A.J. Canfield Company by Deed dated December 23, 1975; Thence East along said A.J. Canfield Company property line a distance of 62.48 Feet to a property corner, said point also being 10.0 Feet Westerly of the Centerline of a Railroad spur track as measured at a right angle thereto; Thence Southerly along said A. J. Canfield property line and its Southwesterly extension, said line being parallel to and 10 Feet Westerly of said centerline of said Railroad spur track a distance of 635.18 Feet, more or less, to said Easterly line at South Dobson Avenue extended Southerly; Thence Northerly along said Easterly line of South Dobson Avenue a distance of 623.75 Feet, more or less to the point of beginning, in Cook County, Illinois.

PIN: 25-02-102-025

Parcel II:

Certain property situated in the Northwest 1/4 of Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said property forming a portion of the right of way of the Illinois Central Gulf Railroad Company's Richien District as follows:

Commencing at a point on the South line of 66 foot wide 87th street 580 feet West from the West line of Greenwood Avenue, being the Northwest corner of that tract of land conveyed by the former Illinois central company to William J. Nealon dated January 10, 1946, thence South 10 degrees, 46 minutes, 01 seconds West, a distance of 487.42 feet to a bend point; thence South 10 degrees, 29 minutes, 32 seconds West, a distance of 101.70 feet to the Southwest corner of that tract of land conveyed by former railroad company to William J. Nealon by deed dated May 3, 1946; being also the Northwest corner of that part conveyed by the aforesaid railroad company to the Purdy Company by deed dated October 30, 1948, said point also being the point of beginning for the South bifurcation of Parcel 9: thence South 0 degrees, 12 minutes, 06 seconds West along grantor's East property line, 363.41 feet to a point; thence South 11 degrees, 12 minutes, 40 seconds East along said property line, 469.55 feet to a point; thence Southeasterly along grantor's said property line, being along a curve concave to the East, said curve having a radius of 351.83 feet, an arc distance of 341.04 feet, more or less, to a point in a line that lies parallel and/or concentric with and 10 feet normally distant Northwesterly from the Westernmost of two spur tracks; thence Southwesterly along said parallel and/or concentric line, 69 feet, more or less,

to a point in a line that lies parallel with and 150 feet normally distant Northerly from the North of 66 foot wide 90th street; thence North 89 degrees, 59 minutes, 41 seconds West along said parallel line, 105.00 feet to a point; thence South 28 degrees, 04 minutes, 40 seconds West a distance of 170.00 feet to a point in said North line of 90th street; thence North 89 degrees, 59 minutes, 41 seconds West along said North line, a distance of 46.06 feet, more or less, to a point in a line that lies parallel and/or concentric with and 25 feet normally distant Easterly from the center line of grantor's former Easternmost track; thence North 10 degrees, 45 minutes, 30 seconds East along the last said parallel and/or concentric line, a distance of 1,351.01 feet to a point of intersection with the South line of said tract of land conveyed by said former railroad company to William J. Nealon by deed dated May 3, 1946 extended West, thence North 90 degrees, 00 minutes, 00 seconds East along above said extension of South line of tract of land conveyed by said railroad company to William J. Nealon, a distance of 30.50 feet to the point of beginning.

PIN: 25-02-102-039 (part)

Property of Cook County Clerk's Office

EXHIBIT B

TITLE EXCEPTIONS

1. General taxes for those years not yet due and payable.
2. Possible rights of the owners of the switch and spur tracks located on Parcel II or to the removal of said tracks from the land, as shown on the survey made by James, Schaeffer and Schimming, Inc., dated October 6, 1993, and survey prepared by Accurate Survey Service, Inc., dated August 13, 2002, Project No. 02-1141.
3. Easement recorded March 25, 1976 as Document Number 23429196, and the terms and conditions thereof.
4. Easement recorded March 6, 1980 as Document Number 25383604, and the terms and conditions thereof.
5. Unrecorded Easement in favor of the Commonwealth Edison Company as disclosed by Plat Number 863-B and dated June 28, 1984 attached to the Commonwealth Edison Company Utility Letter dated February 21, 1985 over our property onto the property East and adjoining.
6. Encroachment of the fence North and adjoining over and onto the property being insured by about 4.11 Feet as shown on Gremley and Biedermann, Inc., survey dated January 23, 1985, Number 8502, and shown on survey prepared by Accurate Survey Service, Inc., dated August 13, 2002, Project Number 02-1141.
7. Encroachment of the I-Beam for overhead crane East and adjoining over and onto the property, being insured by about 10 Feet as shown on survey noted above, and shown on survey prepared by Accurate Survey Service, Inc., dated August 13, 2002, Project Number 02-1141.
8. Encroachment of the chain link fence running Southerly along the East line of the property over and onto the property South and adjoining as shown on the survey, aforesaid, and shown on survey prepared by Accurate Survey Service, Inc., dated August 13, 2002, Project Number 02-1141.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

21287023

STATE OF ILLINOIS

COUNTY OF COOK

} SS

Christopher J. Corbett, as Assistant Vice President of **SOFT SHEEN/CARSON, INC.**, a Delaware corporation, having an address of 575 Fifth Avenue, New York, New York 10017, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SOFT SHEEN/CARSON, INC., a Delaware corporation

By: PIPER RUDNICK

By: *AM*

Arison Mitchell, Esq.

SUBSCRIBED AND SWORN to before me this 7th

day of November, 2002.

Karen A. Toth
Notary Public

~CHGO2:20084335.v2 |11/4/02

