

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 10th day of October 2002, between **IFCO Systems Chicago, Inc., an Illinois corporation** ("Grantor"), whose principal place of business is 2300 West 13th Street, Chicago, Illinois 60608, party of the first part, and the **Illinois Medical District Commissioner**, whose principal place of business is 500 South Hoyne Avenue, Chicago, Illinois 60612, party of the second part,



WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by the party of the second part, and other good and valuable consideration, does hereby grant, bargain, sell, convey and confirm unto the party of the second part and the successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"), and free and clear of all encumbrances, easements, restrictions, reverts, leases, taxes, assessments, liens and defects of any kind or nature (collectively, "Liens") except for those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in any wise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, the grantor has duly executed this deed the day and year first above written.

**IFCO Systems Chicago, Inc.,
an Illinois corporation,**

By: *[Signature]*
Name: GALE PALICOMER
Its: PROVISION

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH 0 SECTION OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH 0 SECTION OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.

11/10/02 *[Signature]*
Date Buyer, Seller or Representative

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that SANLE DALICANDRA, the PRESIDENT of IFCO Systems Chicago, Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized representative, appeared before me this day in person and acknowledged that s/he, being duly authorized, signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24 day of October 2002.

Bonita L. Conne
Notary Public

My Commission Expires:

7-23-05



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EXHIBIT A

LEGAL DESCRIPTION

(1313, 1315, 1317, 1335 and 1337 SOUTH OAKLEY AVENUE and 1314 SOUTH BELL)

LOTS 11 THROUGH 26 AND 32 THROUGH 47 AND 31 (EXCEPT SUCH PART OF LOT 31 AS HAS BEEN TAKEN FOR RAILROAD RIGHT OF WAY) ALL IN SUB-BLOCK 2 IN THE SUBDIVISION OF BLOCK 10 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

ALL OF THE VACATED NORTH AND SOUTH 16 FOOT ALLEY LYING EAST OF AND ABUTTING AND ADJOINING SAID LOTS 13 TO 28 INCLUSIVE IN SAID SUB-BLOCK 2, AS ABOVE (EXCEPT ONLY THAT PART OF SAID VACATED ALLEY LYING SOUTH OF A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF LOT 30 IN SUB-BLOCK 2 TO A POINT ON THE SOUTH LINE OF LOT 27 IN SAID SUB-BLOCK 2 WHICH POINT IS 28 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 27.

ALSO:

THE WEST HALF OF VACATED BELL STREET LYING ADJACENT TO LOTS 30 THROUGH 47, EXCEPTING SUCH PARTS OF LOTS 30 AND 31, AS HAVE BEEN TAKEN FOR RAILROAD RIGHT-OF-WAY; ALL IN SUB-BLOCK 2 IN THE SUBDIVISION OF BLOCK 10 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-19-111-005
 17-19-111-006
 17-19-111-007
 17-19-111-008
 17-19-111-014

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EXHIBIT B

Permitted Exceptions

1. IFCO's right of possession pursuant to the terms of that certain Offer of Sale of Real Estate to Illinois Medical District Commission dated August 23, 2002 by and between IFCO Systems Chicago, Inc., Industrial Container Services-Chicago, L.L.C. and the Illinois Medical District Commission.
2. Liens for taxes, assessments and governmental charges or levies imposed upon income, profits or property, if the same are not yet due and payable.
3. Matters disclosed in that certain title commitment as the same may be updated issued by Chicago Title Insurance Company under Commitment No. 7957283, with an effective date of October 1, 2002.
4. Matters disclosed in that certain survey prepared by Thompson Surveying, Ltd., Drawing No. 3755-1.2D, dated May 30, 2002.
5. Easement for maintenance of private sewers and water mains and appurtenances thereto which are located in that part of S. Bell Avenue vacated in document recorded June 25, 1981, as document number 25917217.

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