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2003-01-30 12:01:03

Cook County Recorder 30.50



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SPECIAL WARRANTY DEED

THIS INDENTURE
WITNESSETH, that Grantor,

KRC BRIDGEVIEW 894, INC.,

a corporation

organized and existing under and by virtue of the Laws of the State of Illinois having its principal office at 3333 New Hyde Park Road, P. O. Box 5020, Suite 100, New Hyde Park, NY 11042 for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, NORTHWESTERN BUSINESS COLLEGE, INC., a corporation, organized and existing under and by virtue of the Laws of the State of Illinois having its principal office at 4829 N. Lipp Avenue, Chicago, IL 60630, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Transfer unto Grantee forever, the real estate described on Exhibit A attached hereto and made a part hereof and situated in the County of Cook and State of Illinois together with all rights and appurtenances thereto appertaining, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights or way and in and to any strips or gores adjoining such real estate, forever.

And said Grantor for its successors and assigns, does covenant to warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Grantee takes title subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

IN TESTIMONY WHEREOF, and KRC BRIDGEVIEW 894, INC. has hereto caused this Special Warranty Deed to be executed and delivered by its duly authorized officer this 27th day of January 2003.

Mcir KRC BRIDGEVIEW 894, INC.

By: 

Name:

Title:

BRUCE M. KAUDERER
Vice President

CE 7358 / 091
AB

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STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, the undersigned, a Notary Public in and for said State, do hereby certify that Bruce M. Kauderer personally known to me to be a VP OF KRC BRIDGEVIEW 894, INC., whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of January, 2003.

Roseanne Dwyer
Notary Public in and for said State

ROSEANNE DWYER
Notary Public, State of New York
No. 4909302
Qualified in Nassau County 2006
Commission Expires January 11, 2006

My Commission Expires:

This instrument was prepared by:
M. Christina Rossi
Counsel
KRC BRIDGEVIEW 894, INC.
3333 New Hyde Park Road
P. O. Box 5020, Suite 100
New Hyde Park, NY 11042

After recording, please mail to:

Enr. Michael J. Ciesla ESLA ESL, INC
Ciesla & Magyll
1707 Skokie Blvd
Suite 600
Northbrook, IL 60062

Send future tax bills to:

NORTHWESTERN BUSINESS COLLEGE, INC.
4829 N. Lipp Avenue
Chicago, IL 60630



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PARCEL 1:

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LOT 3 IN M. S. A. BRIDGEVIEW COURT, BEING SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1988 AS INSTRUMENT 88246171.

ALSO KNOWN AS

LOT 3 IN M. S. A. BRIDGEVIEW COURT, BEING SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1988 AS INSTRUMENT NUMBER 88246171; MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 3: THENCE SOUTH 51 DEGREES 49 MINUTES 10 SECONDS WEST 31.68 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 03 SECONDS WEST 125.64 FEET; THENCE SOUTH 51 DEGREES 49 MINUTES 10 SECONDS WEST 55.86 THENCE NORTH 38 DEGREES 10 MINUTES 50 SECONDS WEST 19.99 FEET; THENCE SOUTH 51 DEGREES 49 MINUTES 10 SECONDS WEST 100.00 FEET, THENCE SOUTH 43 DEGREES 28 MINUTES 31 SECONDS WEST 58.09 FEET; THENCE SOUTH 51 DEGREES 49 MINUTES 10 SECONDS WEST

419.43 FEET, ALL ALONG THE SOUTHERLY LIMITS OF SAID LOT 3 TO THE WEST LINE OF SAID LOT 3, BEING A POINT ON CURVE, THENCE NORTHERLY ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 594.05, AN ARC DISTANCE OF 380.52 FEET, A CHORD DISTANCE OF 375.78 FEET AND A CHORD BEARING OF NORTH 15 DEGREES 53 MINUTES 14 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 0 DEGREES 10 MINUTES 50 SECONDS WEST 155.23 FEET ALONG THE WESTERLY LIMITS OF SAID LOT 3 THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST 52.00 FEET THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST 18.0 FEET; THENCE NORTH 51 DEGREES 49 MINUTES 10 SECONDS EAST 140.33 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 09 SECONDS EAST 75.95 FEET; THENCE NORTH 51 DEGREES 49 MINUTES 10 SECONDS EAST 150.17 FEET, THENCE NORTH 38 DEGREES 10 MINUTES 50 SECONDS WEST 49.85 FEET ; THENCE NORTH 51 DEGREES 49 MINUTES 10 SECONDS EAST 127.18 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST 34.56 FEET ALL ALONG THE NORTHERLY LIMITS OF SAID LOT 3; THENCE SOUTH 38 DEGREES 10 MINUTES 50 SECONDS EAST 424.00 FEET ALONG THE EASTERLY LIMITS OF SAID LOT 3 TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED JULY 25, 1988, AND RECORDED JULY 29, 1988 AS DOCUMENT 88340706, IN COOK COUNTY ILLINOIS BY AND BETWEEN BRIDGEVIEW ASSOCIATES, AN INDIANA LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION AND MIDFIELD, INC., AN ILLINOIS CORPORATION

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT, FOR STORM WATER DETENTION AND RETENTION POND, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 25, 1998, AND RECORDED JULY 29, 1988, AS DOCUMENT NUMBER 88340703, IN COOK COUNTY, ILLINOIS, BY BRIDGEVIEW ASSOCIATES AN INDIANA LIMITED PARTNERSHIP.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE PLAT OF SUBDIVISION KNOWN AS U. S. A. BRIDGEVIEW COURT, RECORDED ON JUNE 7, 1988 AS INSTRUMENT NUMBER 88246171.

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EXHIBIT B

Permitted Exceptions:

1. General real estate taxes not yet due and payable.
2. Encroachments of stoop areas, cellar steps, trim and cornices, if any, upon any street or highway.
3. Consents by any former owner for the erection of any structure or structures on, under or above any street or streets on which any portion of the Property may abut.
4. Laws and governmental regulations that affect the use and maintenance of the Property.
5. Rights, if any, of any utility company to construct and/or maintain lines, pipes, wires, cables, poles, conduits and distribution boxes and equipment in, over, under, and/or upon the Property or any portion thereof.
6. Possible variation between tax maps and boundary lines or record descriptions of title.

7. TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENTS CREATING THE EASEMENTS DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENTS.

8. EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 88246171 ON JUNE 7, 1988.

(AFFECTS 10 FOOT EASEMENT ON NORTHEASTERLY PORTIONS OR PROPERTY AS SHOWN ON PLAT)

9. AGREEMENT FOR REGULATION OF TRAFFIC AND PARKING AT THE BRIDGEVIEW COURT SHOPPING CENTER IN THE VILLAGE OF BRIDGEVIEW AS RECORDED SEPTEMBER 3, 1992 DOCUMENT 92658088.

7725 Harlem Avenue
Bridgeview, IL

19-30-310-003

19-30-310-011

