

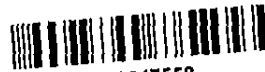
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0654/0020-55 001 Page 1 of 6

2003-03-07 07:38:03

Cook County Recorder 34.00



0030317558

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2003, between Ameridrives International, L.P., formerly known as American Enterprises MPT, L.P., a limited partnership created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part and North Star Trust Company, not individually but as Trustee under Trust Agreement dated February 11, 2003 and known as Trust No. 03-5858, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the general partner of said limited partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof

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 the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances including without limitation and subject to those items set forth on Exhibit "B" attached hereto and made a part hereof.


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

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, its heirs 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 as set forth on Exhibit "B"; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Permanent Index Numbers: 18-04-411-002 and 18-04-411-005

Address of Property: 650 East Elm Avenue, LaGrange, Illinois 60525

BOX 333-CTT

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX		01157.00
	MAR.-3.03	FP 102808
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	\$ 000005751

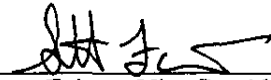
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the Vice President and Controller of its General Partner the day and year first written above.

AMERIDRIVES INTERNATIONAL, L.P.,
f/k/a American Enterprises MPT, L.P.,
a Delaware limited partnership

By: American Enterprises MPT Corp.,
its General Partner, a Delaware corporation

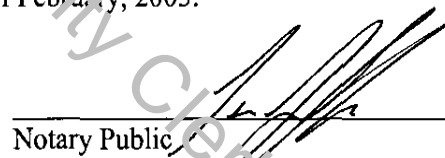
By: 
Scott Faison, Vice President

State of Virginia)
City of Richmond) ss.
County of Richmond)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott Faison, personally known to me to be the Vice President of American Enterprises MPT Corp., a Delaware corporation, the General Partner of Ameridrives International, L.P., f/k/a American Enterprises MPT, L.P., a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act and deed of said corporation on behalf of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of February, 2003.

Commission expires October 31, 2006


Notary Public

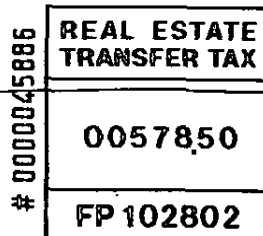
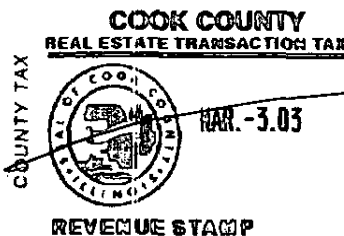
This instrument prepared by: Bradley E. Kotler, Latham & Watkins, Suite 5800, Sears Tower, Chicago, Illinois 60606
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO:

Kenneth S. Perlman, Esq.
Lawrence, Kamin, Saunders & Uhlenhop
208 S. LaSalle Street
Suite 1750
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO:

D & S LaGrange, LLC
650 East Elm Avenue
LaGrange, Illinois 60525



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EXHIBIT A Legal Description

PARCEL 1:

BLOCK 5 (EXCEPTING THEREFROM THE NORTH 220 FEET THEREOF, AS MEASURED ALONG THE WEST LINE OF 12TH AVENUE) IN E.S. BADGER'S SUBDIVISION OF THAT PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BLUFF AVENUE (EXCEPT 2 ACRES LYING EAST OF THE CENTER LINE OF BLUFF AVENUE AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JOLIET RAILWAY CO., THE NORTH LINE OF SAID 2 ACRES BEING PARALLEL TO THE CENTER LINE OF 47TH STREET AND EXCEPT LAND OWNED BY THE VILLAGE OF LAGRANGE DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT THE SOUTHWEST CORNER OF COSSITT AND EAST AVENUE; THENCE WEST ALONG THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF EAST AVENUE 275 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET TO THE WEST LINE OF EAST AVENUE; THENCE NORTH ALONG THE WEST LINE OF EAST AVENUE 275 FEET TO THE PLACE OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 45 FEET OF THE NORTH 220 FEET (AS MEASURED ALONG THE WEST LINE OF 12TH AVENUE) OF BLOCK 5 AND THE SOUTH 30 FEET (EXCEPT THE EAST 45 FEET) OF THE NORTH 220 FEET (AS MEASURED ALONG THE WEST LINE OF 12TH AVENUE) OF BLOCK 5 IN E.S. BADGER'S SUBDIVISION OF THAT PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BLUFF AVENUE (EXCEPT 2 ACRES LYING EAST OF THE CENTER LINE OF BLUFF AVENUE AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JOLIET RAILWAY CO., THE NORTH LINE OF SAID 2 ACRES BEING PARALLEL TO THE CENTER LINE OF 47TH STREET AND EXCEPT LAND OWNED BY THE VILLAGE OF LAGRANGE DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT THE SOUTHWEST CORNER OF COSSITT AND EAST AVENUE; THENCE WEST ALONG THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF EAST AVENUE 275 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET TO THE WEST LINE OF EAST AVENUE; THENCE NORTH ALONG THE WEST LINE OF EAST AVENUE 275 FEET TO THE PLACE OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 220 FEET (AS MEASURED ALONG THE WEST LINE OF 12TH AVENUE) OF BLOCK 5 (EXCEPTING FROM SAID TRACT THE EAST 45 FEET THEREOF; AND EXCEPTING FROM SAID TRACT THE SOUTH 30 FEET THEREOF) IN E.S. BADGER'S SUBDIVISION OF THAT PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BLUFF AVENUE (EXCEPT 2 ACRES LYING EAST OF THE CENTER LINE OF BLUFF AVENUE AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JOLIET RAILWAY CO., THE NORTH LINE OF SAID 2 ACRES BEING PARALLEL TO THE CENTER LINE OF 47TH STREET AND EXCEPT LAND OWNED BY THE VILLAGE OF LAGRANGE DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT THE SOUTHWEST CORNER OF COSSITT AND EAST AVENUE; THENCE WEST ALONG THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF EAST AVENUE 275 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF COSSITT AVENUE 259.6 FEET TO THE WEST LINE OF EAST AVENUE; THENCE NORTH ALONG THE WEST LINE OF EAST AVENUE 275 FEET TO THE PLACE OF BEGINNING) IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

THE SOUTH 1/2 OF THAT PART OF ELM AVENUE LYING WEST OF THE WEST LINE OF WASHINGTON AVENUE, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF I.H.B. R.R. LYING NORTH OF THE NORTH LINE OF BLOCK 5, AND LYING SOUTH OF THE SOUTH LINE OF BLOCK 2 OF E.S. BADGER'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 (EXCEPT THE RAILROAD) OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BLUFF AVENUE (EXCEPT 2 ACRES LYING EAST OF THE CENTER LINE OF BLUFF AVENUE AND WEST OF THE WESTERLY RIGHT OF WAY OF C.J. R.R.) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 18-04-411-005 (as to Parcel 1) and 18-04-411-002 (as to Parcels 2, 3 and 4)

Address of Property: 650 East Elm Avenue, LaGrange, Illinois 60525

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EXHIBIT B

Permitted Exceptions

1. Covenants, conditions and restrictions of record.
2. Private easements of record, public and utility easements and roads and highways, if any.
3. Special taxes or assessments for improvements not yet completed.
4. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.
5. General taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2002.
6. Local, state and federal laws, ordinances or governmental regulations, including without limitation building and zoning laws, ordinances and regulations, now or hereafter in effect, relating to the property.
7. Encroachment of the concrete pad located mainly on the land onto the property west and adjoining by an unknown distance, as shown on Plat of Survey Number 419M-752 prepared by Thomas M. Sheets dated November 6, 2002.
8. Encroachment of the dirt pile located mainly on the land onto the property south and adjoining by an unknown distance, as shown on Plat of Survey Number 419M-752 prepared by Thomas M. Sheets dated November 6, 2002.
9. Possible shared driveway and ingress and egress easement over the northeasterly portion of the property as disclosed by Plat of Survey Number 419M-752 prepared by Thomas M. Sheets dated November 6, 2002.

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PLAT ACT AFFIDAVIT

STATE OF Virginia)
City of Richmond)
COUNTY OF Richmond)

Scott Faison, being duly sworn on oath, states that he is the Vice President and Controller of American Enterprises MPT Corp., a Delaware corporation, the General Partner of Ameridrives International, L.P., formerly known as American Enterprises MPT, L.P., a Delaware limited partnership, and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

X 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 in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new street 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 interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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 a 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.

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

AMERIDRIVES INTERNATIONAL, L.P.
f/k/a American Enterprises MPT, L.P.,
a Delaware limited partnership

By: American Enterprises MPT Corp.,
its General Partner, a Delaware corporation

By: [Signature]
Scott Faison, Vice President

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SUBSCRIBED AND SWORN to before
me this 18th day of February, 2003

[Signature]
Notary Public
My commission expires October 31, 2006