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03013067

Prepared by:
McGuire, Woods, Battle & Boothe
One James Center
Richmond, Virginia 23219

Tax Parcel Id. No.
12-25-427-045
12-25-427-046
12-25-427-047
12-25-427-050
12-25-426-032
12-25-426-036
12-25-426-037
12-25-426-027
12-25-426-029
12-25-426-028

Recording Requested
By and When Recorded Return to:

Alison Altman, Esquire
Linett, Schechter, Reicher & Altman
888 7th Avenue, 15th Floor
New York, New York 10106



7200 W. GRAND AVE
ELMWOOD PARK, ILLINOIS \$29.50
T92222 JAN 1922 12/10/93 12:10:00
*03-013067
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CIRCUIT CITY STORES, INC., a Virginia corporation, the address of which is 9950 Mayland Drive, Richmond, Virginia 23233 ("Grantor"), for and Xinconsideration of Ten Dollars (\$10.00) and other valuable consideration received to its full satisfaction from CC ACQUISITIONS L.P., a New Jersey limited partnership, the address of which is c/o Richards & Robbins, 20 Community Place, Morristown, New Jersey 07960 ("Grantee"), does hereby transfer and convey to Grantee certain real estate located in Cook County, Illinois and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference, together with all buildings, other improvements, fixtures, easements and other appurtenances located thereon, rights, covenants and privileges appurtenant thereto (collectively, the "Premises"), but subject to those specific matters set forth in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Premises unto Grantee forever, and Grantor does hereby warrant and will defend the Premises unto Grantee and its successors and assigns, forever, against the lawful

Elmwood Park
Real Estate
Transfer Stamp



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P
22

A449-9275

Property of Cook County Clerk's Office

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
999.00
FB 10760

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
999.00
FB 10760

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 10 '93
999.00
P.A. 11422

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 10 '93
999.00
P.A. 11422

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 10 '93
502.20
P.A. 11422

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
999.00
FB 10760

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
999.00
FB 10760

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
05.00
FB 10760

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '93
999.00
FB 10760

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claims and demands of all parties claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 30 day of November, 1993.

Signed and acknowledged
in the presence of:

CIRCUIT CITY STORES, INC.,
a Virginia corporation

Michael P. Metz
Name: Michael P. Metz
Title: Assistant Secretary

By: Philip Dunn
Philip Dunn
Treasurer

Robin M. Brounstein
Name: ROBIN M BROUNSTEIN

(affix corporate seal)

CLERK OF COOK COUNTY Clerk's Office

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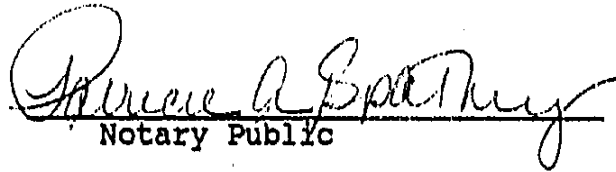
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STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, the undersigned authority, personally appeared Philip Dunn, to me known and known to me to be the Treasurer of Circuit City Stores, Inc., a Virginia corporation, and acknowledged to me that he executed this instrument as the Treasurer of Circuit City Stores, Inc. and that this instrument is the free act and deed of Circuit City Stores, Inc.

WITNESS my hand and official seal this 30th day of November, 1993.


Notary Public

My commission expires:

PATRICIA A. SPATNEY, Notary Public
State of Ohio - Cuyahoga County
My commission expires Dec. 25, 1996

[SEAL]

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EXHIBIT A | 11/2/67

That part of Schumacher and Gnaedinger's Addition to Chicago, a subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue (except 2 acres thereof, described as: Commencing at the Northeast corner of the Southeast 1/4 of Section 25; thence West 20 rods; thence South 16 rods; thence East 20 rods; thence North 16 rods to the point of beginning) described as follows:

Beginning at the Southeast corner of Lot 1 in Block 62; thence Northwest, along the Southerly lines of Blocks 62, 63 and their extensions, a distance of 616.00 feet to the Southwest corner of Lot 10 in Block 63; thence North, along the West line of said Lot 10, a distance of 128.47 feet to the Northwest corner of said Lot; thence Southeasterly, along the Northeasterly line of Block 63 and its extension, a distance of 341.83 feet to the Northwest corner of Lot 10 in Block 62; thence North, along the Northerly extension of the West line of Lot 10, aforesaid, and the West line of Lots 7, 8, 9 and 10 in Block 60, a distance of 121.57 feet to the point of intersection with the South line of the North 16.00 feet of said Lot 7; thence East, along the aforesaid South line, a distance of 125.04 feet to the point of intersection with the East line of said Lot 7; thence South, along the East line of Lots 7 and 8 in Block 60, a distance of 34.01 feet to the Southeast corner of said Lot 8; thence East, along the North line of Lot 9, in Block 61 and its extension, a distance of 141.35 feet to the Northeast corner of said Lot 9; thence South, along the East line of Lots 9, 10, 11 and 12 in Block 61, and its extension and along the East line of said Lot 1 in Block 62, a distance of 280.40 feet to the hereinabove described point of beginning, in Cook County, Illinois.

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EXHIBIT B

1. Taxes for the year 1993 which are not yet due and payable.
2. Easement for ingress and egress recorded September 22, 1987 as Document 87517003 made by First National Bank of Des Plaines, Trust No. 16401640 to the Illinois Bell Telephone Company.
3. Easement for ingress and egress recorded May 17, 1988 as Document 88209459 made by First National Bank of Des Plaines to the Illinois Bell Telephone Company.
4. Encroachment of the concrete pad located mainly on Lot 8 in Block 63 and over onto the 16 foot public alley lying Northeasterly and adjoining, by approximately 2 feet as disclosed by survey order no. 93-11481 dated September 21, 1993, last revised November 22, 1993, made by Exzakt Survey Co., Inc.
5. Memorandum of Redevelopment Agreement dated December 16, 1992 and recorded December 17, 1992 as Document 92954966 made between The Village of Elmwood Park and Circuit City Stores, Inc.
6. A 15 foot building line on 72nd Court as shown on the plat of Schumacher and Gnadinger's Subdivision.
7. Easement to Commonwealth Edison Co. dated NOV. 12, 1993, recorded DEC. 2, 1993 as Instrument No. 99989834.

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