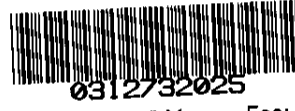


# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY:

Michael B. Manuel, Esquire  
Goldberg, Kohn, Bell, Black,  
Rosenbloom & Moritz, Ltd.  
55 East Monroe Street  
Suite 3700  
Chicago, Illinois 60603



Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 05/07/2003 10:00 AM Pg: 1 of 6

8129096- Da-Tms (3 of 11)

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 30 day of April, 2003, between **Abraham Katz** (the "**Grantor**"), whose address is c/o A&R Katz Management, Inc., 3175 Commercial Avenue, Northbrook, Illinois, and **KRC Peterson Ave. 893, Inc.\*** ("**Grantee**"), whose address is c/o Kimco Realty Corporation, 3333 New Hyde Park Road, Suite 1000, Hyde Park, New York, WITNESSETH, that Grantor, being the owner of an undivided 21.1052% interest in the premises situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and made a part hereof for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the Grantor's interest in and to said premises.

\* AN ILLINOIS CORPORATION

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said undivided interest in the premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said undivided interest in the premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Number(s): 14-06-017-0000 and 14-06-116-075-0000  
Address of Real Estate: 2050 West Peterson Avenue, Chicago, Illinois

**BOX 333-CTI**

STAMPS AFFIXED TO DOC 0312732024

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its names to be signed to these presents the day and year first above written.



Abraham Katz

**AFTER RECORDING, MAIL TO:**

Kimco Realty Corp.  
3333 New Hyde Park Rd.  
Suite 100  
New Hyde Park, NY 11042

**SEND SUBSEQUENT TAX BILLS TO:**

KRC Peterson Ave. 893, Inc.  
c/o Kimco Realty Corporation  
3333 New Hyde Park ROAD  
Suite 100  
New Hyde Park, New York 11042

CLERK'S OFFICE of Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS

I, Harriette G Bernstein a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Abraham Katz, 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 his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of April, 2003.



Harriette G Bernstein  
Notary Public

Commission expires 8-13-05

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 7 THROUGH 10, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR THE WIDENING OF PETERSON AVENUE) IN BARBARA EVERT'S ADDITION TO HIGH RIDGE, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE AFORESAID LOT 7 WITH THE NORTH LINE OF PETERSON AVENUE, AS WIDENED (BEING A LINE DRAWN 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 6); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF PETERSON AVENUE, 280.96 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 232.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 72.44 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 69.81 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 30.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.48 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.48 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 12.14 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 35.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 15.75 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 16.10 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 9.08 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 5.05 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 9.69 FEET TO THE HEREBY ABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOTS 7 THROUGH 10, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR THE WIDENING OF PETERSON AVENUE) IN BARBARA EVERT'S ADDITION TO HIGH RIDGE, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE AFORESAID LOT 7 WITH THE NORTH LINE OF PETERSON AVENUE AS WIDENED (BEING A LINE DRAWN 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 6); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF PETERSON AVENUE, 280.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 162.93 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 10.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.61 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.17 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.61 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.77 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES, 00 SECONDS WEST 18.50 FEET; THENCE NORTH 90

**UNOFFICIAL COPY**

DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 6.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.05 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.05 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 21.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 29.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 28.96 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 29.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 3.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 24.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 52.24 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.40 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Exceptions

1. TAXES FOR THE YEAR 2002 SECOND INSTALLMENT AND SUBSEQUENT YEARS;

2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

3. TERMS AND PROVISIONS OF THE CONTRACT AND/OR AN OPTION TO PURCHASE THE LAND AND MUTUAL EASEMENTS PURSUANT TO THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED MAY 9, 1988 AND RECORDED MAY 19, 1988 AS DOCUMENT NUMBER 88214419 MADE BY AND BETWEEN THE MAY DEPARTMENT STORES CO., AND NEW YORK CORPORATION AND BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1987 AND KNOWN AS TRUST NUMBER 25-8591, AND VENTURE PLAZA LIMITED PARTNERSHIP;

4. EASEMENT OVER AN IRREGULAR PORTION OF LAND DESIGNATED AS "GRAVEL DRIVEWAY" AND 3.0 FEET EASEMENT CREATED BY GRANT BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 16657 AND LYDIA JENK AND ARNOLD JENK, DATED JUNE 4, 1954 AND RECORDED JUNE 25, 1943 AS DOCUMENT 15944562, WHICH SAID EASEMENT LIES BETWEEN THE PREMISES OWNED BY SAID BANK AND THAT OWNED BY SAID ARNOLD JENK AND LYDIA JENK.