

# UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 05/29/2003 11:20 AM Pg: 1 of 7

## CORPORATE QUIT CLAIM DEED (Corporation to Limited Liability Company)

### NAME & ADDRESS OF PREPARER:

JOHN P. STEPHENS  
BURKE, WARREN, MAC KAY &  
SERRITELLA, P.C.  
330 N. WABASH, 22ND FLOOR  
CHICAGO, ILLINOIS 60611

### MAIL TO:

FRED R. SHERMAN  
800 WAUKEGAN ROAD  
SUITE 204  
GLENVIEW, ILLINOIS 60025

### NAME & ADDRESS OF TAXPAYER:

DREAMERS 2, L.L.C.  
1400 WEST 37TH STREET  
CHICAGO, ILLINOIS 60609

THIS INDENTURE, made as of *April 22, 2003*, between KEEBLER COMPANY, a Delaware corporation, One Hollow Tree Lane, Elmhurst, Illinois 60126 ("Grantor"), and DREAMERS 2, L.L.C., an Illinois limited liability company, located at 3500 South Morgan Street, Chicago, Illinois 60609 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook the State of Illinois, known and described as follows, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above described Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Estate as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

**GRANTEE IS ACQUIRING THE PREMISES IN ITS "AS IS" "WHERE IS" AND "WITH ALL FAULTS" CONDITION INCLUDING ALL ENVIRONMENTAL CONDITIONS, WITHOUT REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of said corporation, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE EAST ALONG LAST MENTIONED LINE 72.44 FEET; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST WITH A RADIUS OF 380.5 FEET A DISTANCE OF 181.3 FEET MORE OR LESS TO A POINT OF INTERSECTION OF A LINE 208 FEET NORTH OF THE SOUTH LINE WITH A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 160 FEET; THENCE WEST ON A LINE PARALLEL TO AND 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID 112.87 FEET TO THE EAST LINE OF A PRIVATE STREET KNOWN AS LOOMIS PLACE, BEING A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 335 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE 40 FOOT PRIVATE STREET KNOWN AS SOUTH LOOMIS PLACE ADJOINING ON THE WEST OF PARCEL 1 AND ALSO THE 66 FOOT PRIVATE STREET KNOWN AS WEST 37TH STREET ADJOINING ON THE SOUTH OF PARCEL 1 TO THE EAST LINE OF THE PUBLIC STREET KNOWN AS SOUTH ASHLAND AVENUE.

### PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE PRIVATE ALLEY OVER AND UPON THE SOUTH 10 FEET OF THE PREMISES ADJOINING ON THE NORTH OF PARCEL 1.

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PARCEL 4:

NON-EXCLUSIVE SWITCHTRACK EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY, OVER THE EAST 17 FEET OF FOLLOWING DESCRIBED PROPERTY:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHICAGO, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 112.87 FEET; THENCE NORTH 59 FEET ON A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE NORTHEASTERLY ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO THE NORTHWEST WITH A RADIUS OF 200 FEET A DISTANCE OF 105.88 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 528 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE WEST ON LAST DESCRIBED LINE 140.25 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE SOUTH 160 FEET TO A POINT OF BEGINNING.

PARCEL 5:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF IRON STREET AND THE NORTH LINE OF 37TH STREET; THENCE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 319.15 FEET ALONG THE NORTH LINE OF 37TH STREET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG AFORESAID LINE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 70.70 FEET; THENCE NORTHEASTERLY ALONG AN ARC BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 380.50 FEET AND A CHORD BEARING OF NORTH 13 DEGREES, 02 MINUTES, 17 SECONDS EAST, AN ARC DISTANCE OF 181.32 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES 01 SECONDS WEST, 170.02 FEET TO THE NORTHERLY LINE OF A 20 FOOT PRIVATE ALLEY; THENCE NORTH 89 DEGREES, 55 MINUTES, 32 SECONDS EAST, 29.89 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 28 SECONDS EAST, 345.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****EXHIBIT B****PERMITTED EXCEPTIONS**

1. SECOND INSTALLMENT OF GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS.
2. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENTS APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 97925667 DATE OF RECORDING: DECEMBER 9, 1997

DOCUMENT NUMBER: 9 7925669 DATE OF RECORDING: DECEMBER 9, 1997.

AFFECTS PARCEL 1

3. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
4. TERMS PROVISIONS AND CONDITIONS OF THE EASEMENT NOTED HEREIN, INCLUDING THE COSTS OF AND DUTY TO REPAIR AND MAINTAIN AS SET FORTH THEREIN, AND ALSO INCLUDING RIGHTS OF THE ADJOINING OWNERS AND INCLUDING BUT NOT LIMITED TO PROVISIONS FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF PARCEL 1 OF THE LAND, (WHICH FORMS PART OF A 20-FOOT PRIVATE ALLEY WITH PREMISES NORTH AND ADJOINING), AS SET FORTH IN DEED FROM TRUSTEES OF CENTRAL MANUFACTURING DISTRICT TO JOHNSON AND JOHNSON, A CORPORATION OF NEW JERSEY, RECORDED AS DOCUMENT 13927656, AND AS RESERVED IN DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO NORTHWEST CONE COMPANY, RECORDED AS DOCUMENT 11954481.  
  
(AFFECTS PARCEL 1)
5. TERMS PROVISIONS AND CONDITIONS OF THE INSTRUMENT NOTED HEREIN, INCLUDING THE COSTS OF AND DUTY TO REPAIR AND MAINTAIN AS SET FORTH THEREIN, AND INCLUDING RIGHTS OF THE ADJOINING OWNERS, IF ANY, AND INCLUDING BUT NOT LIMITED TO: A RESERVATION OF A SWITCHTRACK EASEMENT TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER THE EASTERLY 17 FEET OF THE LAND AS CONTAINED IN DEED FROM TRUSTEES OF CENTRAL MANUFACTURING DISTRICT TO JOHNSON AND JOHNSON, A CORPORATION OF NEW JERSEY, RECORDED AS DOCUMENT 13927656, AND AS RESERVED IN DEED FROM THE TRUSTEES OF THE CENTRAL

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MANUFACTURING DISTRICT TO NORTHWEST CONE COMPANY, RECORDED AS DOCUMENT 11954481.

AFFECTS PARCEL 1

6. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE EASEMENT NOTED AT EXCEPTION REFERENCE LETTER P AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4.

YOU ARE NOT INSURED AGAINST THE FORCED REMOVAL OF SAID STRUCTURE BECAUSE OF THIS ENCROACHMENT.

AFFECTS PARCEL 1

7. ENCROACHMENT OF THE COVERED CONCRETE DOCK OVER AND ONTO THE EASEMENT NOTED AT EXCEPTION REFERENCE LETTER P AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4

YOU ARE NOT INSURED AGAINST THE FORCED REMOVAL OF SAID STRUCTURE BECAUSE OF THIS ENCROACHMENT.

AFFECTS PARCEL 1

8. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DEPICTED ON SURVEY MADE BY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4 IF ANY.

AFFECTS PARCEL 5

9. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE EASTERN LINE OF THE LAND AND ONTO THE LAND EAST AND ADJOINING BY AN UNDISCLOSED DIMINIMOUS AMOUNT AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4.

YOU ARE NOT INSURED AGAINST THE FORCED REMOVAL OF SAID STRUCTURE BECAUSE OF THIS ENCROACHMENT.

AFFECTS PARCEL 5

10. RIGHTS OF THE PUBLIC UTILITIES OR QUASI PUBLIC UTILITIES AS DISCLOSED BY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4. DEPICTING THE FOLLOWING: UTILITY POLES, FIRE PROTECTION VALVE AND OVERHEAD WIRES

AFFECTS PARCEL 1 AND 5

