

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/02/2003 08:17 AM Pg: 1 of 4

PREPARED BY:

Jill Joyce Nace, Esq.
Lord, Bissell & Brook
115 South LaSalle Street
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Arpac Buildings Company, L.L.C.
9465 West River Street
Schiller Park, Illinois 60176

UPON RECORDING MAIL TO:

Joseph S. Farrell, Esq.
Levenfeld Pearlstein
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

8079399, 609, Dd ①

WARRANTY DEED

THE GRANTOR, MB 1200 CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to Arpac Buildings Company, L.L.C., a Delaware limited liability company organized and existing under and by virtue of the laws of the State of Delaware, all interest in the following described real estate, situated in the County of Cook, State of Illinois:

Address of Property: 9465 West River Street, Schiller Park, Illinois 60176

Permanent Index Number: 12-10-302-033-0000

More particularly described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

SIGNATURE PAGE TO FOLLOW

BOX 333-CTI

④

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Dated as of this 20th day of May, 2003.

MB 1200 CORPORATION

By: [Signature]
Name: Brian J. Griffin
Title: Senior Vice President

STATE TAX

STATE OF ILLINOIS



MAY 29 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000079835

REAL ESTATE TRANSFER TAX
0072500
FP 102808

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian J. Griffin, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of May, 2003.


[Signature]
Notary Public

My commission expires on February 8 2004.

OFFICIAL SEAL
MARIA E LUKA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 8, 2004

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY 29 03

REVENUE STAMP

000079989

REAL ESTATE TRANSFER TAX
0036250
FP 102802

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

THE WEST 130 FEET OF THE EAST 700 FEET OF LOT 3 (EXCEPT THE SOUTH 310 FEET OF LOT 3 AND EXCEPT THE NORTH 5.35 FEET OF SAID LOT 3) IN O'HARE INDUSTRIAL CENTER, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF ROBINSON'S RESERVATION IN TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR A PRIVATE ROAD FOR INGRESS AND EGRESS TO AND FROM RIVER ROAD AND FOR INSTALLATION, USE AND MAINTENANCE OF UNDERGROUND UTILITIES, AS CREATED BY INDENTURE RECORDED AS DOCUMENT 17473931, OVER THE NORTH 5.35 FEET OF THE EAST 700 FEET OF LOT 3, IN COOK COUNTY, ILLINOIS.

Common address:

9465 West River Street, Schiller Park, Illinois

Permanent tax number:

12-10-302-033-0000

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EXHIBIT B

Permitted Exceptions

1. TAXES FOR THE YEAR(S) 2002 AND 2003.
2. EASEMENT OVER THE SOUTH 10 FEET OF THE LAND FOR PUBLIC UTILITIES, AS RESERVED IN DEED RECORDED AS DOCUMENT 17065410.
3. COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED AS DOCUMENT 17065410, RELATING TO THE LOCATION, CONSTRUCTION AND MATERIAL OF BUILDINGS TO BE ERCTED ON THE LAND; TO THE LOCATION OF LOADING DOCK PLATFORMS; PARKING FACILITIES, MAINTENANCE OF OPEN AREAS AND MAINTENANCE OF GROUNDS AND BILLBOARDS, OR SIGNS.
4. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN DOCUMENT 17473931 THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE OWNER, OR OWNERS, OF THE ADJOINING LAND TO THE CONCURRENT USE OF SAID EASEMENT.
5. EASEMENT AGREEMENT DATED FEBRUARY 6, 1998 AND RECORDED FEBRUARY 10, 1998 AS DOCUMENT NUMBER 98100039 MADE BY & BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1990 AND KNOWN AS TRUST NUMBER 112044-01, MARK A. KLOSINSKI AND BRONISLAWA B. KLOSINSKI RELATING TO DRIVEWAY; INGRESS AND EGRESS EASEMENT OVER THE 9465 PARCEL; INGRESS AND EGRESS EASEMENT OVER THE 9511 PARCEL; REPAIR & MAINTENANCE OF THE DRIVEWAY, REPAVING AND STRUCTURAL REPAIRS; SELF-HELP RIGHTS, ETC. GRANTING & CONVEYING NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS, PORTIONS LISTED AS EXHIBIT C AND RUNNING WITH THE LAND AND FOR THE BENEFIT OF THE SUCCESSORS AND ASSIGNS.