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Doc#: 0330045176
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 10/27/2003 02:52 PM Pg: 1 of 6

SPECIAL WARRANTY DEED (ILLINOIS)

BRIDGEVIEW CVS, L.L.C., an Illinois limited liability company, the Grantor, whose mailing address is One CVS Drive, Woonsocket, RI 02895 (Attn: Property Administration/Store No. 4487) for the sum of Ten Dollars (\$10.00), grants to MAPLE RETAIL LIMITED PARTNERSHIP II, a Delaware limited partnership, whose mailing address is 14600 Detroit Avenue, Suite 1500, Lakewood, Ohio 44107, the following described property (the "Property"), situated in the Town of Bridgeview, County of Cook, and State of Illinois:

SEE ATTACHED EXHIBIT A
(attached hereto and incorporated herein)

Address of Real Estate: 7160 West 87th Street, Bridgeview, Cook County, Illinois 60455, which comprises portions of Tax Parcel Numbers: [19-31-318-013, 19-31-318-014; 19-31-318-015, 19-31-318-005]

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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

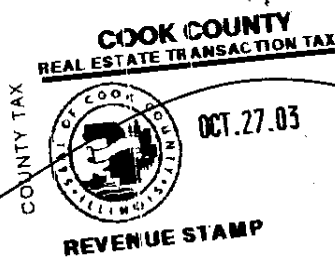
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors, and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except asset forth on Exhibit B, attached hereto and incorporated herein; and that it **WILL WARRANT AND DEFEND** to Grantee the foregoing.

817 2247-NSC

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# 000058431	REAL ESTATE TRANSFER TAX
	05 12800
	FP 102808



REAL ESTATE TRANSFER TAX
0256400
FP 102802

BOX 333-6

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed this 20th day of October, 2003.

BRIDGEVIEW CVS, L.L.C., an Illinois limited liability company

By: Timothy E. Kramer
Name: TIMOTHY E. KRAMER
Title: ASST. SECY/SENIOR LEGAL COUNSEL

Prepared by:
After recording, please return to:
David V. Allen, Esq.
Taft, Stettinius & Hollister LLP
200 Public Square, Suite 3500
Cleveland, Ohio 44114
(216) 241-2838

OFFICE OF COOK COUNTY CLERK'S OFFICE


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ACKNOWLEDGMENT

OHIO
 STATE OF ILLINOIS)
 SUMMIT) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that TIMOTHY E. KRAMER personally known to me to be the ASS'T. SECY of Bridgeview CVS, L.L.C., an Illinois limited liability company, 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 severally acknowledged that in said capacity HE signed and delivered the instrument, pursuant to authority given by the Board of Directors of said corporation, as HIS free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of October, 2003.



 NOTARY PUBLIC
 Susan M. Osyk
 NOTARY PUBLIC FOR THE STATE OF OHIO
 MY COMMISSION EXPIRES AUGUST 6, 2008

This instrument was prepared by: David V. Allen, Esq., Taft Stettinius & Hollister LLP, 200 Public Square, Suite 3500, Cleveland, Ohio 44114

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Parcel 1: Lot 2 and 5 in the Harlem and 87th Resubdivision, being a part of the southwest ½ of Section 31, Township 38 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois, ATP March 21, 2003 as Document 0030390476, in Cook County, Illinois.

Parcel 2: Lot 4A in the Harlem and 87th 2nd Resubdivision, being a part of the southwest ½ of Section 31, Township 38 North, Range 13, east of the third Principal Meridian, in Cook County, Illinois, recorded on October 10, 2003 as Document No. 0328932049, in Cook County, Illinois.

Parcel 3: Non-exclusive easement for the benefit of Parcel 1 as created by Reciprocal Easement Agreement made by and between McDonalds' Corporation and System Capital Real Property Corporation and Bridgeview CVS, L.L.C., dated March 28, 2003 and recorded on April 8, 2003 as Document Number 0030468284 for: 1) pedestrian ingress and egress over and upon the access ways and entrances and exits as such areas shall from time to time be developed, altered or modified on the McDonald's Property, 2) for directional signage upon locations in the access ways and entrances and exits as such areas shall from time to time be developed or modified on the McDonald's property, 3) the purpose of installing, operating, maintaining, repairing, replacing and renewing any and all utility lines and related facilities over, above, along, under, in and across the McDonald's property wherever such utility lines may be located, and 4) easement to tap into and use the storm sewer lines, detention pond (if required) and related facilities located on the McDonald's property for the purpose of draining any and all surface water run off from the CVS property; over portions of the following land: Proposed Lot 1 in Harlem and 87th Resubdivision being a part of the southwest 1/2 of Section 31, Township 38 North Range 13 east of the third principal meridian in Cook County, Illinois recorded on March 21, 2003 as Document Number 30390476.

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EXHIBIT B

PERMITTED ENCUMBRANCES

[To include all exceptions from Title Policy]

1. Reciprocal Easement Agreement dated March 28, 2003 and recorded as Document No. 0030468284.
2. Environmental Land Use Control by and between McDonald's Corporation and BP Products North America, Inc. f/k/a Amoco Oil Company, recorded as Document No. 21120939.
3. Easement in favor of the Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 18897630.
4. Easement in favor of the Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 18948565.
5. Easement in favor of the Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 26377467.
6. Use and Operation Restrictions as contained in the Deed dated November 29, 2000 made by Amoco Oil Company recorded as Document No. 00977164.
7. Use and Operation Restrictions as contained in Release and Right-of-Entry made by and between Amoco Oil Company, Seller and System Capital Real Property Corporation, Purchaser recorded as Document No. 00977165.
8. Leaking underground storage tank environmental notice recorded as Document No. 0030066453.
9. Rights of the public and quasi-public utility companies in and to the land by virtue of the gas and electric meters, sewer lines, water mains, 8 inch water main, guide wires, catch basins, overhead wires, gas mains, gas regulators, storm sewers and sanitary sewer manhole on shown on survey dated October 2, 2003 made by Gentile and Associates, Inc., Order No. 00-17749-01.
10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 0030390476.
11. 10 foot sanitary and storm sewer easement in favor of the Village recorded as Document No. 0030390476.
12. Ingress egress easement and public utility easement recorded as Document No. 0030390476.

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13. Drainage easements in favor of the Village recorded as Document 0030390476.
14. Environmental Disclosure document recorded as Document No. 0001017465.
15. 33 foot ingress and egress easement as shown on the plat of Harlem & 87th resubdivision recorded as Document No. 0030390476.

Property of Cook County Clerk's Office