

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Illinois)



Doc#: 0335633172  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 12/22/2003 11:13 AM Pg: 1 of 7

8174985-Da-Tms (3 of 4)

THIS SPECIAL WARRANTY DEED, made this 9th day of December, 2003, between CG Tea, LLC, an Illinois limited liability company ("Grantor"), and First JPG Development, LLC, an Illinois limited liability company ("Grantee"), whose address is c/o Gierczyk, 17475 Jovanna, Suite 2A, Homewood, Illinois, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does GRANT, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

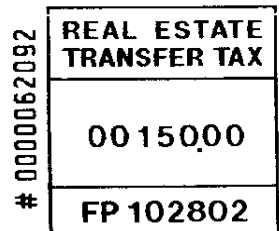
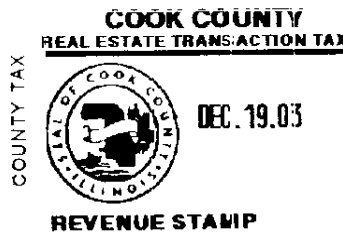
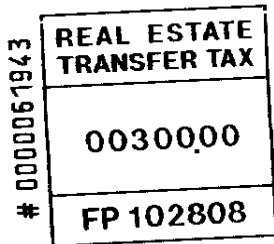
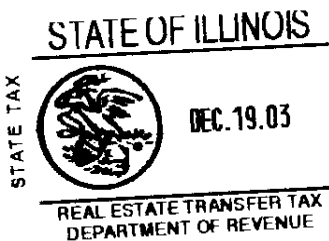
Above Space for Recorder's Use Only

See Exhibit A attached hereto and made part hereof.

Together with all and singular the rights, interests, easements, entitlements and hereditaments appurtenant thereto, TO HAVE AND TO HOLD the said premises as above described, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does hereby warrant to Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor covenants, promises and agrees that it WILL WARRANT AND DEFEND the said premises to the extent of the warranties made herein, against all persons lawfully claiming by, through or under Grantor, subject only to:

See Exhibit B attached hereto and made part hereof.



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Permanent Real Estate Number(s): 31-15-203-004-0000  
31-15-203-005-0000  
31-15-203-006-0000  
31-15-203-012-0000

Address of Real Estate: Southwest corner of Pulaski and Vollmer Roads  
Olympia Fields, Illinois

IN WITNESS WHEREOF, said Grantor has executed the foregoing instrument the day and year first above written.

See Signature Page attached hereto and made part hereof.

Return to:

Michael S. Roberts, Esq.  
Connelly Roberts & McGivney LLC  
One North Franklin, Suite 1200  
Chicago, Illinois 60606

This instrument was prepared by:


Michael R. Hall, Esq.  
Barack Ferrazzano Kirschbaum Perlman  
& Nagelberg  
333 West Wacker Drive, Suite 2700  
Chicago, Illinois 60606

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## SIGNATURE BLOCK FOR SPECIAL WARRANTY DEED

CG TEA, LLC, an Illinois limited liability company

By: Northwest Asset Corporation, its sole member

By:   
 Name: C. Richard Schuler  
 Its: Vice President ~~CEO~~

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

First SPAG Development, LLC  
c/o Gierczyk  
17475 Joranna, Suite 2A  
Homewood, Illinois 60430

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STATE OF ILLINOIS)

COUNTY OF (Cook)

BEFORE ME, the undersigned authority, on this day personally appeared C. Richard Schuler the Vice President of Northwest Asset Corporation, an Illinois corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein express and in the capacity therein stated, and as the duly authorized act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9<sup>th</sup> day of December 2003.

[SEAL]

Vera Filic Ksiazek  
Notary Public

My Commission Expires: \_\_\_\_\_

VERA FILIC KSIAZEK  
Printed Name of Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 (EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE EXTENDED FROM THE NORTH LINE OF LOT 1 AFORESAID, 150 FEET EAST OF THE NORTHWEST CORNER THEREOF TO THE EAST LINE OF SAID LOT 1, 70 FEET NORTH OF THE SOUTHEAST CORNER THEREOF DEEDED TO THE COUNTY OF COOK BY DOCUMENT NUMBER 95-851820) AND LOTS 2, 3 AND 13 IN ARTHUR T. MCINTOSH AND COMPANY'S CRAWFORD COUNTRY UNIT 1 IN THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS 31-15-203-005-0000 (LOT 1), 31-15-203-004 (LOT 13), 31-15-203-006 (LOT 2) AND 31-15-203-012 ( LOT 3)

COUNTY: COOK

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## EXHIBIT B

### PERMITTED EXCEPTIONS

TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

MECHANICS LIEN CLAIM IN FAVOR OF BRINK ENGINEERING, INC. AGAINST FIRST BANK 8 TRUST COMPANY OF ILLINOIS TRUST # 2393 RECORDED NOVEMBER 20, 2001 AS DOCUMENT NUMBER 0011090541 IN THE AMOUNT OF \$2,337.10.

A 10 FOOT EASEMENT OVER THE REAR OF LOTS, AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID RECORDED NOVEMBER 29, 1950, AS DOCUMENT 14962630.

(AFFECTS THE WEST 10 FEET OF LOTS 1 AND 2, AND THE WEST 10 FEET OF LOT 3, IN PARCEL 2; AND THE SOUTH 10 FEET OF PARCEL 3.)

RESTRICTIONS CONTAINED IN THE PLAT OF SUBDIVISION AFORESAID RECORDED NOVEMBER 29, 1950, AS DOCUMENT 14962630, RELATING TO LOCATION, AND APPROVAL BY THE STATE DEPARTMENT OF PUBLIC HEALTH, OF WATER WELLS AND WASTE DISPOSAL SYSTEMS TO BE ERECTED ON LOTS IN SUBDIVISION AFORESAID.

RIGHT OF WAY GRANTED BY THE MUTUAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 1979, TO PURE TRANSPORTATION COMPANY, ITS SUCCESSORS AND ASSIGNS TO LAY, MAINTAIN, INSPECT, OPERATE, ALTER, REPAIR, REPLACE, REMOVE AND RELAY A PIPE LINE (THE EXACT LOCATION OF WHICH SHALL BE DETERMINED BY A SURVEY TO BE MADE) FOR THE TRANSPORTATION OF CRUDE PETROLEUM GAS, THE PRODUCTS THEREOF, AN OTHER SUBSTANCES OF A LIKE OR DIFFERENT NATURE, WHICH GRANT IS CONTAINED IN INSTRUMENT RECORDED JUNE 22, 1960, AS DOCUMENT 17889128.

RIGHT OF WAY AGREEMENT RECORDED MARCH 11, 1994 AS DOCUMENT 94224413 MADE BY WILLIAM H. BOETTICHER AND ROBERTA E. BOETTICHER, HIS WIFE, WITH NATURAL GAS PIPELINE COMPANY OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN A SUBSURFACE PIPELINE AS FOLLOWS: A STRIP OF LAND 38 FEET IN WIDTH ACROSS A PORTION OF LOTS 1 AND 13 IN BLOCK 1 AFORESAID, SAID STRIP OF LAND TO BE LOCATED 23 FEET NORTHERLY AND 15 FEET SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 73 FEET SOUTH AND 50 FEET WEST OF THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15 TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF LOT 1 A DISTANCE OF 236 FEET TO A POINT IN LOT 13; THENCE ON AN ANGLE TO THE RIGHT OF 45 DEGREES, 00 MINUTES, 00 SECONDS A

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DISTANCE OF 28 FEET TO THE NORTH LINE OF SAID LOT 13 AND THE POINT OF ENDING OF THE LINE TO BE DESCRIBED.

ALSO, DURING CONSTRUCTION ONLY, THE GRANTEE MAY UTILIZE ADDITIONAL AREAS OF LAND NOT TO EXCEED A TOTAL OF 25 FEET IN WIDTH ADJACENT TO THE ABOVE DESCRIBED EASEMENT STRIP FOR TEMPORARY WORK SPACE ONLY;

TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

RIGHT OF WAY AGREEMENT DATED APRIL 11, 1995 AND RECORDED APRIL 11, 1995 AS DOCUMENT NO. 95240371 MADE BY AND BETWEEN PETAR GATARIC (GRANTOR) AND NATURAL GAS PIPELINE COMPANY OF AMERICA (GRANTEE) ITS SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPLACING, CHANGING THE SIZE OF, TESTING, ALTERING, MOVING OR REMOVING A SUBSURFACE PIPELINE FOR THE TRANSPORTATION OF NATURAL GAS OR OTHER PETROLEUM PRODUCTS ON, OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBE REAL ESTATE:

A STRIP OF LAND 38 FEET IN WIDTH ACROSS A PORTION OF LOTS 1 AND 13 IN BLOCK 1 OF ARTHUR T. MCINTOSH AND COMPANY'S CRAWFORD COUNTRYSIDE UNIT# 1, A SUBDIVISION OF A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS SAID 38 FOOT STRIP OF LAND TO BE LOCATED 23 FEET NORTHERLY AND 15 FEET SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 73 FEET SOUTH AND 50 FEET WEST OF THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15 TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED, THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF LOT 1 A DISTANCE OF 236 FEET TO A POINT IN LOT 13, THENCE ON AN ANGLE TO THE RIGHT 45 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 28 FEET TO THE NORTH LINE OF SAID LOT 13 AND THE POINT OF ENDING OF THE LINE TO BE DESCRIBED.