

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Illinois)

Doc#: 0400833038  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 01/08/2004 08:02 AM Pg: 1 of 7

8174986-D2-Tms (4 of 5)

THIS SPECIAL WARRANTY DEED, made this 23<sup>rd</sup> 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.

✓

BOX 333-078

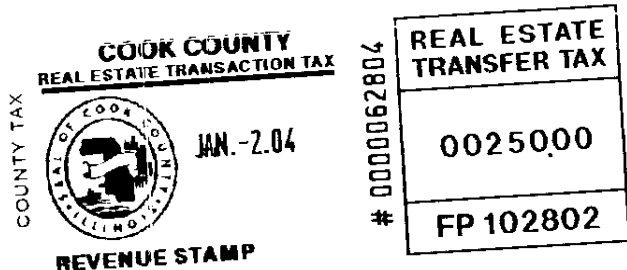
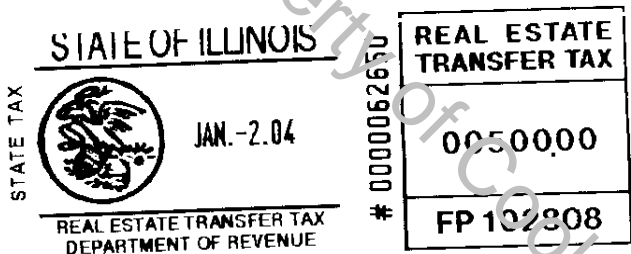
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Permanent Real Estate Number(s): 23-24-300-035-0000

Address of Real Estate: 11859, 11857 Southwest Highway  
Palos Heights, 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:

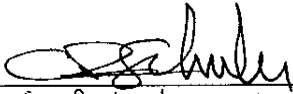
Michael R. Hall, Esq.  
Barack Ferrazzano Kirschbaum Perlman  
& Nagelberg  
333 West Wacker Drive, Suite 2700  
Chicago, Illinois 60606

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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

Property of Cook County Clerk's Office

**SEND SUBSEQUENT TAX BILLS TO:**

First JPG Development, LLC  
c/o Gierczyk  
17475 Jovanna, 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 Schmitt the VP 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 23<sup>rd</sup> day of Dec., 2003.

[SEAL]

My Commission Expires:  
9-10-05

Michelle Liskh

Notary Public

Michelle Liskh

Printed Name of Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 24, 52.3 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE EAST ALONG A LINE WHICH FORMS AN ANGLE 89 DEGREES 54 MINUTES, TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 104.67 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE SOUTHWEST HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED LINE, SAID LINE BEING THE NORTH LINE OF 119<sup>TH</sup> STREET, FOR A DISTANCE OF 245.33 FEET; THENCE NORTH 1 DEGREE 48 MINUTES WEST 311.45 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE SOUTHWEST HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID LINE 396.78 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES, AS PER DEED DOCUMENT NO. 3384133).

PERMANENT INDEX NUMBERS: 23-24-300-035-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

COVENANTS, CONDITIONS AND RESTRICTIONS (WHICH CONTAIN A PROVISION FOR FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION) CONTAINED IN THE DEED FROM ROBERT H. SHULTZ TO STANLEY E. GEDROIC AND GERTRUDE R. GEDROIC, DATED JUNE 10, 1948 AND FILED JUNE 28, 1948 AS DOCUMENT TR1206775, RELATING TO THE USE OF THE LAND.

GRANT MADE BY STANLEY E. GEDROIC TO THE ILLINOIS BELL TELEPHONE COMPANY DATED OCTOBER 23, 1952 AND RECORDED DECEMBER 11, 1952 AS DOCUMENT 15504604, OF AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN A BURIED CABLE IN, ON, UNDER AND ALONG THE ROAD RIGHT OF WAY OF ILLINOIS STATE ROUTE NUMBER 87 (SOUTHWEST HIGHWAY) ADJOINING LAND, SAID BURIED CABLE TO BE PLACED PARALLEL WITH AND APPROXIMATELY 3 FEET SOUTHEAST OF THE CONCRETE SLAB.

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO SO MUCH OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.

LICENSE AGREEMENT BY RUTH BRANHAM, CO-SUCCESSOR TRUSTEE OF THE GERTRUDE R. GEDROIC TRUST IN FAVOR OF AMOCO OIL COMPANY, PERMITTING ENTRY UPON THE LAND AND OTHER ACTIVITIES NECESSARY TO TAKE ALL REMEDIAL MEASURES REQUIRED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, DATED JANUARY 18, 1999 AND RECORDED FEBRUARY 10, 1999 AS DOCUMENT 99140329.

RIGHTS OF ILLINOIS BELL TELEPHONE AND ITS SUCCESSORS AND OR ASSIGNS TO MAINTAIN THE BOX AS SHOWN ON SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENCROACHMENT OF CURBS LOCATED ON THE LAND HEREIN ONTO THE PUBLIC RIGHT OF WAYS SOUTHERLY AND ADJOINING, NORTHERLY AND ADJOINING, WESTERLY AND ADJOINING, SOUTHEASTERLY AND ADJOINING AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENCROACHMENT OF LANDSCAPED AREA, FENCE AND CONCRETE PAD LOCATED ON THE LAND HEREIN ONTO THE PUBLIC RIGHT OF WAY WESTERLY AND ADJOINING AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

RIGHTS OF THE PUBLIC UTILITY COMPANIES TO MAINTAIN TELEPHONE AND

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ELECTRIC LINES IN THE CENTER OF THE PROPERTY AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENCROACHMENT OF SIGNS LOCATED ON THE LAND HEREIN ONTO THE PUBLIC RIGHT OF WAY WEST OF AND ADJOINING AND SOUTH OF AND ADJOINING AND SOUTHWESTERLY OF AND ADJOINING AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

POSSIBLE WATER LINES LOCATED ON THE SOUTHERLY AND WESTERLY LINE OF THE PROPERTY AS DISCLOSED BY THE EXISTENCE OF HYDRANTS LOCATED ON THE SOUTH AND WESTERLY LINES AS SHOWN ON SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

RIGHTS OF PUBLIC OR QUASI PUBLIC UTILITIES TO MAINTAIN A VALVE LOCATED ON THE WESTERLY LINE OF THE PROPERTY AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENCROACHMENT OF A BUILDING LOCATED ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING AS DISCLOSED BY SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENCROACHMENT OF THE GUARD RAIL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH EASTERLY AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 299-196 MADE BY CLAASSEN AND ASSOCIATES, DATED APRIL 26, 1999; REVISED AUGUST 20, 1999.

ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED JUNE 10, 2002 AS DOCUMENT 0020643471 RELATING TO ILLINOIS EPA NO.: 0312405019; LUST INCIDENT NO.: 881742 AND 972189.

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