

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0408316194  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 03/23/2004 01:57 PM Pg: 1 of 6

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THIS AGREEMENT, made this 12<sup>th</sup> day of March, 2004, between CORPORATE LAKES OF MATTESON, L.L.C., an Illinois limited liability company, party of the first part, and FIRST AMERICAN BANK, an Illinois banking corporation, party of the second part,

①  
8174822, 609, D2

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and/or 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:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited on Exhibit B attached hereto; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject only to:

**THE RESTRICTIONS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF**

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by its duly authorized managing partner, on the day and year first above written.

**CORPORATE LAKES OF MATTESON, L.L.C.,**  
an Illinois limited liability company

By: Shinneman Management Company, a Missouri corporation,  
Manager

By: David W. Shinneman  
Its: President

This instrument was prepared by Stephen L. Golan, Esq., FIELD & GOLAN LLP, 70 West Madison Street - Suite 1500, Chicago, IL 60602

Box 333

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SEND SUBSEQUENT TAX BILLS TO:

Mail to: { **David Yelin, Esq.**  
**Duane Morris LLP**  
**227 W. Monroe St., Ste. 3400**  
**Chicago, Illinois 60606**


OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_


STATE OF ILLINOIS }  
 COUNTY OF LAKE } ss.

I, the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David Shinneman, personally known to me to be the President of Shinneman Management Company, a Missouri corporation, 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 as such President, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of Shinneman Management Company, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 12th day of March, 2004.

*Stephen L. Golan*  
 Notary Public  
**OFFICIAL SEAL**  
**STEPHEN L GOLAN**  
 Notary Public - State of Illinois  
 Commission Expires: 10/02/07  
 MY COMMISSION EXPIRES: 10/02/07

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 MAR. 23. 04  
**REVENUE STAMP**  
 # 0000125282  
**REAL ESTATE TRANSFER TAX**  
 00315.00  
 FP326670

**STATE TAX**  
**STATE OF ILLINOIS**  
  
 MAR. 23. 04  
**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**  
 # 0000002749  
**REAL ESTATE TRANSFER TAX**  
 00630.00  
 FP326660

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EXHIBIT A

## LEGAL DESCRIPTION

LOT 4 IN THE FIRST RESUBDIVISION OF LOT 3 IN UNIT 6 OF CORPORATE LAKES BEING PART OF LOT 3 IN CORPORATE LAKES SUBDIVISION UNIT 6 OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2004 AS DOCUMENT NUMBER 040822769, IN COOK COUNTY, ILLINOIS.

Address: 20704 South Cicero Avenue  
Matteson, Illinois

PIN: 31-21-201-010-000

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## EXHIBIT B

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
  
2. DECLARATION OF USE RESTRICTIONS DATED JULY 15, 1987 AND RECORDED AUGUST 11, 1987 AS DOCUMENT 87442672 AND FILED AUGUST 11, 1987 AS DOCUMENT LR3642254, MADE BY FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 16, 1987 AND KNOWN AS TRUST NUMBER 87028, TO MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, PROVIDING THAT PARCELS III AND IV SHALL NOT BE USED AS A PUBLIC OR PRIVATE NUISANCE; FOR STORING, PRODUCTION, OR FIRING OF EXPLOSIVES OR HAZARDOUS MATERIAL; FOR HEAVY MANUFACTURING, DISTILLING, REFINING, SMELTING, INDUSTRIAL DRILLING OR MINING OPERATION; FOR TRAILER COURT, MOBILE HOME LOT, OR BUILDING FOR REPAIR OF MOTOR VEHICLES; LABOR CAMP, JUNK YARD, STOCKYARD OR ANIMAL RAISING; DUMPING, GARBAGE, OR REFUSE; AND CEMETERY.  
  
(AFFECTS THE LAND AND OTHER PROPERTY)
  
3. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION OF USE RESTRICTIONS RECORDED APRIL 23, 1991 AS DOCUMENT 91187413 MADE BY FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 16, 1987 AND KNOWN AS TRUST NUMBER 37028.  
  
(AFFECTS THE LAND AND OTHER PROPERTY)
  
4. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 92363384, AFFECTING A PORTION OF THE LAND.  
NOTE: FOR THE EXACT LOCATION OF SAID EASEMENT REFERENCE IS MADE TO EXHIBIT 'A' WHICH IS MADE A PART OF SAID INSTRUMENT.
  
5. BUILDING SETBACK LINES AS SHOWN ON THE PLAT OF CORPORATE LAKES SUBDIVISION UNIT VI, RECORDED AS DOCUMENT 99045165, OVER THE NORTH AND EAST 25 FEET.
  
6. PUBLIC UTILITY AND SIDEWALK EASEMENT OVER THE EAST 15 FEET OF THE LAND AS SHOWN ON THE PLAT OF CORPORATE LAKES SUBDIVISION UNIT VI.
  
7. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), AND NORTHERN ILLINOIS GAS COMPANY (NI-GAS), AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 99045165, AFFECTING THE PROPERTY SHOWN WITHIN THE DOTTED LINES AND MARKED "EASEMENT" AND THE PROPERTY DESIGNATED IN THE DECLARATION AND/OR ON SAID PLAT AS "COMMON AREA".

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8. THE FOLLOWING RECITAL AS SHOWN ON THE PLAT OF CORPORATE LAKES SUBDIVISION UNIT VI:
- A CROSS ACCESS EASEMENT BETWEEN LOTS 1 AND 3 WILL BE GRANTED AT A POINT MUTUALLY ACCEPTABLE TO THE OWNERS OF LOTS 1 AND 3 PURSUANT TO AN APPROVED EASEMENT AGREEMENT BETWEEN OWNERS OF LOTS 1 AND 3.
9. THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 99045165 INCLUDES A CERTIFICATION BY THE DISTRICT ENGINEER OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION THAT THERE WILL ONLY BE TWO DRIVEWAYS TO IL50 (CICERO AVENUE) FROM LOT 1, ONE DRIVEWAY SHALL BE A FULL ACCESS DRIVEWAY AND ALIGN WITH MAPLEWOOD LANE. THE OTHER DRIVEWAY SHALL BE A RESTRICTED DRIVEWAY AND ALIGN WITH SPRUCEWOOD LANE. THERE SHALL BE NO ACCESS FROM LOT 2 OR LOT 3 TO IL50 (CICERO AVENUE).
10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THE RECIPROCAL EASEMENT AND OPERATION DECLARATION EXECUTED BY AND BETWEEN CORPORATE LAKES OF MATTESON, L.L.C., AND HOME DEPOT U.S.A., INC., RECORDED DECEMBER 7, 1999 AS DOCUMENT 09138271.
- (AFFECTS THE LAND AND OTHER PROPERTY)
11. WATERLINE EASEMENT OVER THE EAST 15 FEET OF THE LAND, AS SHOWN ON THE SITE PLAN ATTACHED TO THE RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED AS DOCUMENT 09138271, AND GRANTED THEREIN.
12. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.