

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 1st day of April, 2004, between **TRI-POWDERCOATING, INC.**, an Illinois corporation ("**Grantor**"), and **BCL-BRIDGEVIEW LLC**, an Illinois limited liability company ("**Grantee**"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto.

Doc#: 0410542257  
 Eugene "Gene" Moore Fee: \$30.00  
 Cook County Recorder of Deeds  
 Date: 04/14/2004 02:11 PM Pg: 1 of 4

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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises are, or may be, in any manner incumbered or charged, except as herein recited; 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 to the matters set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager the day and year first above written.

**TRI-POWDERCOATING, INC.**, an Illinois corporation

By: Andrew Chura  
 Name: Andrew Chura  
 Title: Secretary/Treasurer

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Chura, as Security/Treasurer of **TRI-POWDERCOATING, INC.**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Security/Treasurer of said Corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of April, 2004.

Laura Miles  
 Notary Public  
**OFFICIAL SEAL**  
**LAURA MILES**  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 05/25/06

This instrument was prepared by and after recording return to:  
 Lawrence M. Gritton  
 WEINBERG RICHMOND LLP  
 333 West Wacker Drive  
 Suite 1800  
 Chicago, Illinois 60606  
 WR File No. 10637.00200

*Handwritten initials*

**Box 400-CTCC**

J. HAGES DL 008209251 158602800 TR SAWYER 1 all

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## EXHIBIT A

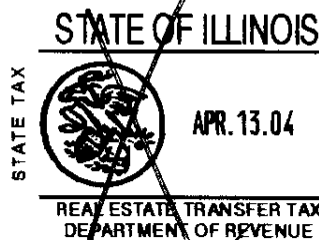
### Legal Description

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

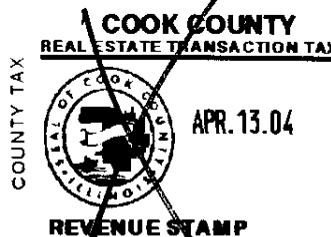
COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, 179.0 FEET (AS MEASURED ALONG THE WEST LINE) NORTH OF THE SOUTH LINE OF SAID SECTION 36; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 33.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, 1212.0 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD RIGHT OF WAY (BEING THE EAST 33.0 FEET EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36;) THENCE SOUTHERLY ALONG SAID LOT 1122.0 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 429.0 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT, 510.0 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE 240.0 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID TRACT, SAID POINT BEING 559.89 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 562.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING, ALSO EXCEPT THE NORTH 543.00 FEET OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS.

Address: 8585 South 77<sup>th</sup> Avenue  
Bridgeview, Illinois 60455

PIN: 18-36-306-009-0000



# 0000000232	REAL ESTATE TRANSFER TAX
	0170000
	FP 103024



# 0000000235	REAL ESTATE TRANSFER TAX
	0085000
	FP 103022

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## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AS OF THE DATE HEREOF.
2. ACTS OF GRANTEE AND THOSE PARTIES ACTING THROUGH OR FOR GRANTEE.
3. BUILDING LINES, ZONING LAWS, STATUTES AND ORDINANCES.
4. LEASE DATED APRIL 1, 2004 BETWEEN GRANTOR, AS TENANT, AND GRANTEE AS LANDLORD.
5. GRANT OF EASEMENT IN, OVER, UNDER, ACROSS AND ALONG THE EAST 10 FEET OF THE LAND MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1965 AND KNOWN AS TRUST NUMBER 30940, TO THE COMMONWEALTH EDISON COMPANY, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME WIRES, CABLES, CONDUITS, MANHOLES, AND OTHER FACILITIES IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC TOGETHER WITH RIGHT OF ACCESS TO THE SAME RECORDED OCTOBER 11, 1977 AS DOCUMENT 24142904.
6. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THE COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.  
  
THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:  
  
DOCUMENT NUMBER: 00016196 DATE OF RECORDING: JANUARY 6, 2000
7. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEASTERLY, NORTHERLY AND SOUTHERLY BY APPROXIMATELY UNDISCLOSED AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 89-105 PREPARED BY MCTIGUE & SPIEWAK, INC. DATED MARCH 21, 2000.
8. RIGHT OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS EVIDENCED BY THE GUY WIRES, MONITORING WELLS, SANITARY SEWER MANHOLE, GAS METER, WATER VALVE BOXES, AND PHONE AS SHOWN ON PLAT OF SURVEY NUMBER 89-105 PREPARED BY MCTIGUE & SPIEWAK, INC. DATED MARCH 21, 2000.
9. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.  
(AFFECTS THE SOUTHERLY 10 FEET)

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

## PLAT ACT AFFIDAVIT

**Andrew Chura** of Tri-Powdercoating, Inc., being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: **(BOLDFACE ITEM BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)**

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements or access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10. The sale or exchange is of an entire tract of land not being part of a larger tract of land.**

J. HAGES DA 008209251 ①

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Andrew Chura  
ANDREW CHURA, for Tri-Powdercoating, Inc.

Subscribed and Sworn to before me  
this 1st day of April, 2004

Laura Miles

