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This document prepared by
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Doc#: 0417518066
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 06/23/2004 11:27 AM Pg: 1 of 5

After recording return to:
Glenn T. Garfinkel, Esq.
Grobart & Levick, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015

03-17235
545

SPECIAL WARRANTY DEED

This Indenture, made as of the 3 day of June, 2004, between **WAL-MART STORES, INC.**, a Delaware corporation ("Grantor") and **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust ("Grantee"), as grantee, having a mailing address at 2001 S.E. 10th Street, Bentonville, AR 72716, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, 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 Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

PERMANENT REAL ESTATE INDEX NUMBER: 28-27-201-005-0000

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ADDRESS OF REAL ESTATE: Vacant Land at Southwest corner of Crawford Street and 167th Steet, Country Club Hills Illinois

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Title Exceptions"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

GRANTOR:

CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER TAX

WAL-MART STORES, INC.

By: 

Printed Name: Michael Gardner

Title: Assistant Vice President

MAIL FUTURE TAX BILLS TO:

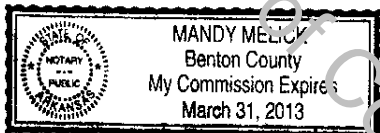
Wal-Mart Stores, Inc. (re Store #5468-00)
Property Tax Department - #8013
Mail Stop no. 0555
1301 S.E. 10th Street
Bentonville, AR 72716-0555

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STATE OF ARKANSAS)
) SS:
COUNTY OF BENTON)

I, Mandy Melick, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Michael Gardner, Assistant Vice President of Wal-Mart Stores, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the corporation and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 8 day of June, 2004.



Mandy Melick
NOTARY PUBLIC

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A" TO SPECIAL WARRANTY DEED****LEGAL DESCRIPTION OF PROPERTY**

THAT PART OF LOT 3 IN GATLING COUNTRY CLUB HILLS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2000 AS DOCUMENT NUMBER 00027407, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1,122.06 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, A DISTANCE OF 155.10 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 204.05 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, A DISTANCE OF 154.58 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 21.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, A DISTANCE OF 633.75 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 6.83 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 255.00 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 192.55 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST TO THE EAST LINE OF SAID LOT 3, A DISTANCE OF 695.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 943.06 FEET TO THE POINT OF BEGINNING CONTAINING 432,355 SQUARE FEET OR 21.404 ACRES.

ALSO BEING DESCRIBED AS: LOTS 3 and 12 IN GATLING COUNTRY CLUB HILLS RESUBDIVISION BEING A RESUBDIVISION OF GATLING COUNTRY CLUB HILLS SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED June 9th 2004 AS DOCUMENT NUMBER 0416145163 IN COOK COUNTY, ILLINOIS.

P/A: approximately 25 acres of vacant land located in Country Club Hills, Illinois.

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Title Exceptions

1. General taxes for the year 2004 and subsequent years.
2. Terms, provisions and conditions and easements contained in the Amended and Restated Development Declaration dated 6-23-04, 2004 and recorded _____, 2004 as Document 0417518061.
3. Terms, provisions and conditions and easements contained in the Amended and Restated Entertainment Center Declaration dated _____, 2004 and recorded _____, 2004 as Document _____.
4. Terms and provisions contained in the Notice of Requirements for storm water detention recorded as Document Number 99867084 and 99867085.
5. Public utility and drainage easement 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 as Document Number 0416145163.
6. Easement 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 of easement recorded as Document Number 09165415.
7. Cross access easements contained in the plat recorded as Document Number 0416145163 as depicted in said plat.

County Clerk's Office