

# UNOFFICIAL COPY



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## WARRANTY DEED

Doc#: 0421832061  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 08/05/2004 02:40 PM Pg: 1 of 4

**GRANTOR**, HOLLANDER DISTRIBUTION SYSTEMS, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to the authority given by the Board of Directors of said corporation,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, DUTCH ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION PROVIDED AS EXHIBIT A, ATTACHED HERETO AND MADE A PART OF THIS WARRANTY DEED.

**Permanent Real Estate Index Number(s)**: 18-24-302-013

**Address(es) of Real Estate**: 7800 West 71<sup>st</sup> Street, Bridgeview, Illinois

**Subject to:** Mortgage and Security Agreement dated April 15, 2002 to Lincoln National Life Insurance Company and recorded April 30, 2002 as document number 0020489995

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 31<sup>st</sup> day of January, 2003.

**HOLLANDER DISTRIBUTION SYSTEMS, INC.**  
an Illinois corporation

BY: Thomas P. Wieringa  
Thomas P. Wieringa, President

ATTEST: Kary L. Wieringa  
Kary L. Wieringa, Secretary

## MAIL TO:

Howard M. Hoff  
GOLDSTINE, SKRODZKI, RUSSIAN,  
NEMEC AND HOFF, LTD.  
835 McClintock Drive  
Second Floor  
Burr Ridge, IL 60527

**SEND SUBSEQUENT TAX BILLS TO:**  
Dutch Associates Limited Partnership  
7800 West 71<sup>st</sup> Street  
Bridgeview, IL 60455

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STATE OF ILLINOIS        )  
  ) S.S.  
COUNTY OF                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas P. Wieringa personally known to me to be the President of the Hollander Distribution Systems, Inc., an Illinois corporation, and Karry L. Wieringa personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31<sup>st</sup> day of January, 2003.

*Lorelei D Bragassi*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

Howard M. Hoff  
GOLDSTINE, SKRODZKI, RUSSIAN,  
NEMEC AND HOFF, LTD.  
835 McClintock Drive  
Second Floor  
Burr Ridge, IL 60527  
(630) 655-6000



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A TO WARRANTY DEED****PARCEL 1:**

THAT PART OF LOTS 2 AND 3 AND THAT PART OF VACATED 70TH STREET IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1273.17 FEET FOR THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SECTION 24, 366 FEET TO A POINT 980 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE NORTHERLY AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 793 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 24, 725 FEET TO A POINT 255 FEET WEST OF THE WEST LINE OF SAID RAILROAD RIGHT OF WAY; THENCE NORTH ALONG A LINE 255 FEET WEST OF THE WEST LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT 22 FEET SOUTH OF THE SOUTH LINE OF GILBERT AND WOLF'S BRIDGEVIEW GARDENS UNIT NUMBER 2, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 16, 1950 AS DOCUMENT 14802850; THENCE WEST ALONG A LINE 22 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GILBERT AND WOLF'S BRIDGEVIEW GARDENS UNIT NO 2, A DISTANCE OF 1195 FEET TO A LINE DRAWN 1176.17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE 336.10 FEET TO A POINT; THENCE EAST ON A LINE DRAWN 911.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH WEST 1/4 OF SECTION 24, A DISTANCE OF 97.00 FEET TO A POINT ON A LINE DRAWN 1273.17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 24, THENCE SOUTH ALONG SAID PARALLEL LINE 911.00 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE SOUTH 33 FEET THEREOF AND EXCEPT THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE 843.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 24 AND EXCEPT THEREFROM THAT PART THEREOF LYING EAST OF A LINE 1323.17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24), IN COOK COUNTY, ILLINOIS.

**PARCEL 1A:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23, 1988 AND KNOWN AS TRUST NUMBER 1091747, CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1988 AND KNOWN AS TRUST NUMBER 1092049 AND CARRY COMPANIES OF ILLINOIS DATED OCTOBER 30, 1989 AND RECORDED NOVEMBER 22, 1989 AS DOCUMENT 89558610 OVER THE PROPERTY DESCRIBED AS FOLLOWS:

(A) THAT PART OF LOTS 2 AND 3 AND THAT PART OF VACATED 70TH STREET IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1640.01 FEET TO A POINT 980 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE NORTHERLY AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 843.0 FEET TO THE NORTH LINE OF THE SOUTH 843 FEET OF SECTION 24 AND THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SECTION 24 FOR A DISTANCE OF 40 FEET TO A LINE 1020 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE

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BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 60.0 FEET; THENCE NORTH 63 DEGREES 05 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 44.85 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 08 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 24 FOR DISTANCE OF 290.87 FEET TO A LINE 127.17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 40.0 FEET TO THE NORTH LINE OF THE SOUTH 843 FEET AFORESAID; THENCE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST ALONG THE LAST DESCRIBED LINE 130.0 FEET; THENCE NORTH 84 DEGREES 45 MINUTES 08 SECONDS EAST 202.12 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SECTION 24 AFORESAID 40.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST 20.0 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART LYING NORTH OF THE NORTH LINE OF THE SOUTH 843.0 FEET OF SECTION 24 AFORESAID), IN COOK COUNTY, ILLINOIS;

(B) THAT PART OF LOTS 2 AND 3 AND THAT PART OF VACATED 70TH STREET IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 1640.01 FEET TO A POINT 980 FEET WESTERLY BY A RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE NORTHERLY AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID PARALLEL LINE 810.0 FEET TO THE NORTH LINE OF THE SOUTH 843 FEET OF SECTION 24; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SECTION 24 FOR A DISTANCE OF 40 FEET TO A LINE 1020 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTHERLY AND PARALLEL TO THE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 810 FEET TO THE NORTH LINE OF THE SOUTH 33 FEET OF SAID SECTION 24; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 33 FEET AFORESAID 40.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

AND

THAT PART OF LOTS 2 AND 3 AND THAT PART OF VACATED 70TH STREET IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1640.01 FEET TO A POINT 980 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE NORTHERLY AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 843.0 FEET TO THE NORTH LINE OF THE SOUTH 843 FEET OF SECTION 24 AND THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SECTION 24 FOR A DISTANCE OF 40 FEET TO A LINE 1020 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 60.0 FEET; THENCE NORTH 63 DEGREES 05 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 44.85 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 08 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 24 FOR A DISTANCE OF 290.87 FEET TO A LINE 127.17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 40.0 FEET TO THE NORTH LINE OF THE SOUTH 843 FEET AFORESAID; THENCE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST ALONG THE LAST DESCRIBED LINE 130 FEET; THENCE NORTH 84 DEGREES 45 MINUTES 08 SECONDS EAST 202.12 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 08 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SECTION 24 AFORESAID 40.0 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST 20.0 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART LYING SOUTH OF THE NORTH LINE OF THE SOUTH 843.0 FEET OF SECTION 24 AFORESAID), IN COOK COUNTY, ILLINOIS,

FOR THE PURPOSE OF FACILITATING INGRESS AND EGRESS.