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Doc#: 0423011000
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/17/2004 09:15 AM Pg: 1 of 5

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SPECIAL WARRANTY DEED

THIS INDENTURE is made this 2nd day of August, 2004, between Kilbourn Venture, LLC, a Delaware limited liability company ("Grantor"), and Kilbourn Venture, LLC, a Delaware limited liability company, as to an undivided 53.6363% interest, SE Kilbourn, LLC, a Delaware limited liability company, as to an undivided 22.7273% interest, WM Kilbourn, LLC, a Delaware limited liability company, as to an undivided 11.8182% interest, and CM Kilbourn, LLC, a Delaware limited liability company, as to an undivided 11.8182% interest, all as tenants in common (collectively "Grantee"). For and in consideration of the sum of Ten and No Dollars in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to their successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached **Exhibit A** for legal description.

Commonly known as 16440, 16444, 16448 & 16452 Kilbourn Avenue, Oak Forest, Illinois

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 the Grantor, 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 Grantee and their successors and assigns forever.

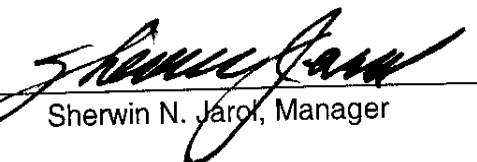
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the following:

Subject to those exceptions set forth on attached **Exhibit B**.

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

Kilbourn Venture, LLC, a Delaware
limited liability company

By: Bradley Associates, L.L.C., an Illinois
limited liability company, its Manager

By: 
Sherwin N. Jarol, Manager

Box 400-CTCC

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Sherwin N. Jarol, the Manager of Bradley Associates, L.L.C., an Illinois limited liability company, which is the Manager of Kilbourn Venture, LLC, a Delaware limited liability company, and who is 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal on this 30 day of ~~August~~ ^{July}, 2004.

SEAL



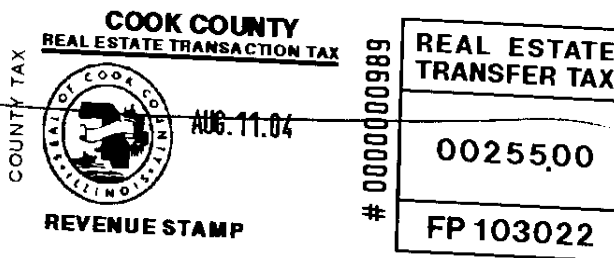
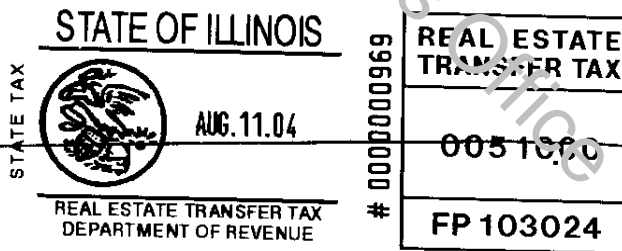
Jeanne Edwards
Notary Public

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

7/30/04 Date Sherwin Jarol Agent SHERWIN JAROL

This document was prepared by and after recording mail to:

Mark S. Litner, Esq.
Much Shelist Freed et al.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 7 AND 8 IN OAK FOREST INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 17 AND 18 IN OAK FOREST INDUSTRIAL PARK UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 28-22-424-001-0000
 28-22-424-002-0000
 28-22-424-012-0000
 28-22-424-013-0000

Commonly known as: 16440, 16444, 16448 & 16452 Kilbourn Avenue
 Oak Forest, IL

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General taxes for 2003, final installment only, and subsequent years.
2. Rights of Allied Building Products Corp. as tenant under an unrecorded lease.
3. A 10 foot utility easement along the west lines of lots 17 and 18 as shown on plat of subdivision recorded as document 22298137. (Affects Parcel 2)
4. A 25 foot building line as shown on plat of subdivision recorded as document 22298137 over the east lines of lots 17 and 18. (Affects Parcel 2)
5. Covenants, conditions and restrictions relating to building lines, loading docks, materials of buildings, parking areas, storage yards, landscaping, use, building plans and easements, as created by declaration made by LaSalle National Bank, as trustee under trust agreement dated July 1, 1959 and known as trust number 23076, recorded as document 26026237.
6. A 25 foot building line from street right of way, side or rear boundary lines as created by declaration recorded as document 26026237.
7. Provisions contained in agreement between Sherry Builders, Inc., a corporation of Illinois, and LaSalle National Bank, a national banking association, as trustee under trust agreement dated December 15, 1960 and known as trust no. 27040, filed January 6, 1961 as document LR1959205, granting the right to connect the existing sewer line of Willowick Subdivision (being a subdivision of part of the southwest 1/4 north of the Indian boundary line in Section 22, township 36 north, range 13, east of the third principal meridian, in Cook County, Illinois) and further granting the right to tap into the existing water distribution system of said Willowick Subdivision.
8. Building lines as shown on plat of subdivision recorded September 27, 1972 as document 22065966 as follows:

25 feet along the east line of lots 7 and 8 of Parcel 1.
9. Public utility and drainage easement as shown on plat of subdivision recorded September 27, 1972 as document 22065966 over the west 10 feet of lots 7 and 8 of Parcel 1.
10. Conditions, covenants and restrictions in the deed dated February 17, 1989 and recorded February 22, 1989 as document 89079087, made by LaSalle National Bank, a national banking association, as trustee under trust agreement dated July 1, 1959 and known as trust number 23076, hereafter referred to as "party of the

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first part" and Thrall Enterprises, Inc., hereafter referred to as "party of the second part", which provides as follows:

The party of the first part hereby reserves to itself, its successors and assigns, such right of way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services, over, across, under and through the subject real estate in the designated setback areas between the building lines (designated by the plat of subdivision and/or in the City of Oak Forest Ordinances) and the property lines including public service wiring and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer, and water and the party of the first part shall have the right to assign its interest in or grant right of way easements to others to carry out this purpose, any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the subject real estate be restored to the same condition it was in prior to the doing of such work.

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