



0428903021

SPECIAL WARRANTY DEED (Illinois)

Doc#: 0428903021
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 10/15/2004 10:31 AM Pg: 1 of 6

SEND SUBSEQUENT TAX BILLS TO:

Chody Real Estate Corp.
1125 Remington Road
Shaumburg, IL 60173
Attn: Lance M. Chody

UPON RECORDING MAIL TO:

Chody Real Estate Corp.
1125 Remington Road
Shaumburg, IL 60173
Attn: Lance M. Chody

THIS INDENTURE, made as of this 9th day of September, 2004 between **Dominick's Finer Foods, LLC**, a Delaware limited liability company, 701 Lorie Boulevard, MS 4000, Oak Brook, IL 60523, party of the first part, and **FirstAm Six 104453, LLC**, a Minnesota limited liability company, 801 Nicollet Mall, Suite 1900, Minneapolis, Minnesota 55402, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Subject to: **SEE ATTACHED EXHIBIT B**

Address of Property: 4014 West Lawrence Avenue, Chicago, Illinois

Permanent Index Numbers: 13-10-428-003-0000, 13-10-428-004-0000, 13-10-428-005-0000, 13-10-428-006-0000, 13-10-428-007-0000, 13-10-428-008-0000, 13-10-428-009-0000, 13-10-428-011-0000, 13-10-428-012-0000, 13-10-428-013-0000, 13-10-428-017-0000, 13-10-428-018-0000, 13-10-428-019-0000, 13-10-428-020-0000, 13-10-428-021-0000, 13-10-428-030-0000, 13-10-428-031-0000

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 party of the first part, either in law or in 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 heirs 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 heirs 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, it WILL WARRANT AND FOREVER DEFEND.

Box 400-CTCC

8238457 D2 DG 10F 10 ALL

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

DOMINICK'S FINER FOODS, LLC,
A Delaware limited liability company

By: Dominick's Supermarkets, Inc.,
a Delaware corporation
Its: Member

By: Wendell Mitchell
Its: Assistant Vice President

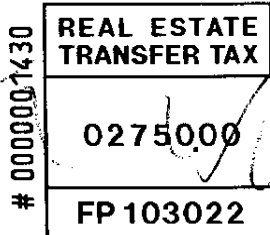
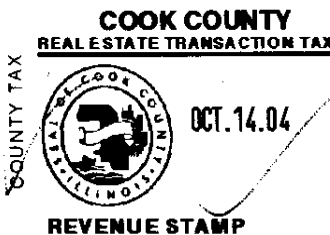
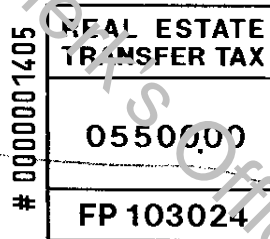
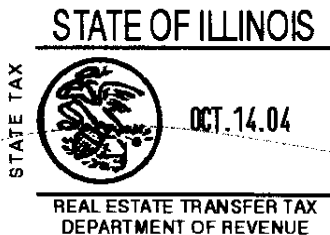
By: [Signature]
Its: Assistant Secretary

This instrument was prepared by: Wendall Mitchell
Safeway Inc.
5918 Stoneridge Mall Road
Pleasanton, CA 94588-3229
Attn: Real Estate Law Dept.

City of Chicago
Dept. of Revenue
355787
10/14/2004 10:07 Batch 02296 13



Real Estate
Transfer Stamp
\$41,250.00



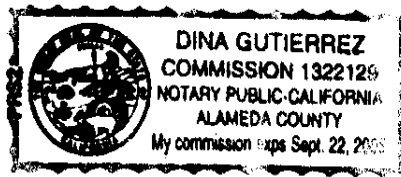
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ACKNOWLEDGMENT

STATE OF CALIFORNIA)
 County of Alameda) ss.

On September 9, 2004 before me, Dina Gutierrez, Notary Public, personally appeared Wendall Mitchell and Steven J. Gouig personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Signature *Dina Gutierrez* (Seal)

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UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

LOTS 4, 5, 8, 9 AND LOTS 12 TO 23, BOTH INCLUSIVE IN BLOCK 4 IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **ALSO**,

ALL OF THE EAST/WEST 16-FOOT VACATED ALLEY, LYING SOUTH OF AND ADJOINING LOT 17 IN BLOCK 4 IN SECRIST'S SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS, AS VACATED ACCORDING TO VACATION ORDINANCE RECORDED AS DOCUMENT 19104381; **ALSO**,

THE EAST 1/2 OF THE NORTH/SOUTH 16-FOOT VACATED ALLEY, LYING WEST OF AND ADJOINING LOTS 8, 9, 12, 13, 16 AND 17 (**EXCEPT THE NORTH 21.00 FEET OF LOT 8**); **ALSO**,

THE WEST 1/2 OF THE NORTH/SOUTH 16-FOOT ALLEY, LYING EAST OF AND ADJOINING LOTS 14, 15 AND 18; **ALSO**

ALL OF THE EAST/WEST 16-FOOT VACATED ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 18 AND THE SOUTH LINE OF SAID LOT 18 EXTENDED EAST, 16.00 FEET, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19, 20 AND 21, LYING EAST OF AND ADJOINING THE WEST LINE OF LOTS 19 AND 18 EXTENDED NORTH AND SOUTH AND LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 17 EXTENDED SOUTH, **ALL IN BLOCK 4 IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS VACATED ACCORDING TO VACATION ORDINANCE RECORDED AS DOCUMENT 87132696.**

PARCEL 2:

LOTS 10 AND 11 IN BLOCK 4 IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; **ALSO**,

THE WEST 1/2 OF THE NORTH/SOUTH 16-FOOT VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOTS 10 AND 11 IN BLOCK 4 IN SECRIST'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, AS VACATED ACCORDING TO VACATION ORDINANCE RECORDED AS DOCUMENT 87132696.

PARCEL 3:

LOT 7 (EXCEPT THE NORTH 21.00 FEET THEREOF) IN BLOCK 4 IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **ALSO**,

THE WEST 1/2 OF THE NORTH/SOUTH 16-FOOT VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOT 7 (**EXCEPT THE NORTH 21.00 FEET THEREOF**), AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 21.00 FEET OF LOT 7, EXTENDED EAST IN BLOCK 4 IN SECRIST'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, AS VACATED ACCORDING TO VACATION ORDINANCE RECORDED AS DOCUMENT 87132696.

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EXHIBIT B

PERMITTED EXCEPTIONS

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1. General Real Estate taxes for the years 2003 second installment and the 2004.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AND RIGHTS AND OBLIGATIONS CREATED BY DEED FROM THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, TO DOMINICK'S FINER FOODS, INC., DATED DECEMBER 15, 1986 RECORDED MAY 28, 1987 AS DOCUMENT 87288345 AND FILED MAY 28, 1987 AS DOCUMENT LR3620807, AND UNRECORDED CONTRACT FOR THE SALE OF LAND AND REDEVELOPMENT FOR SAID PROPERTY BETWEEN THE CITY OF CHICAGO AND DOMINICK'S
3. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, AND ITS 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 87462013, AFFECTING THE LAND AS SHOWN ON SKETCH ATTACHED THERETO AS EXHIBIT "A".
4. RESERVATION OF EASEMENT CONTAINED IN VACATION ORDINANCE OF THE CITY OF CHICAGO PASSED DECEMBER 18, 1986, A COPY OF WHICH WAS RECORDED MARCH 11, 1987 AS DOCUMENT 87132616, WHEREIN THE CITY OF CHICAGO RESERVED AN EASEMENT FOR THE BENEFIT OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES, AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUITS, CABLES, AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND TELEPHONE AND ASSOCIATED SERVICES UNDER, OVER, AND ALONG THE VACATED ALLEYS AND PARTS OF ALLEYS IN THE SUBJECT PREMISES VACATED BY SAID ORDINANCE, WITH THE RIGHT OF INGRESS AND EGRESS.
5. ENCROACHMENT OF ASPHALT PARKING AREA ONTO THE COMMONWEALTH EDISON COMPANY EASEMENT RECORDED AS DOCUMENT 87462013 SHOWN AT EXCEPTION LETTER 'J', AS SHOWN ON SURVEY BY GREMLEY AND BIEDERMANN, INC., DATED SEPTEMBER 9, 2004, AS SURVEY NO. 2004-01549-001.
6. ENCROACHMENT OF THE BRICK COLUMN LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.05 FEET TO 0.07 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2004-01549-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 9, 2004.
7. ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.10 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2004-01549-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 9, 2004.