

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Brenda G. Gujral, personally known to me to be the President of Eastbrook Plaza, Inc., an Illinois corporation, appeared before me this day in person and acknowledged that as such President she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

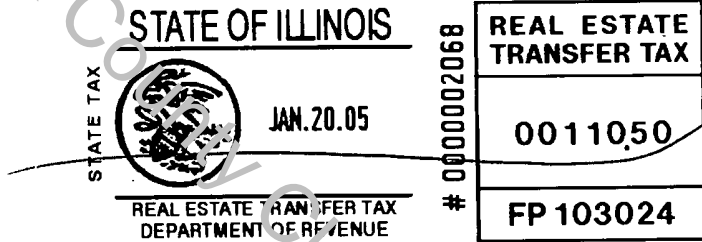
Given under my hand and notarial seal this 5th day of January, 2005.

Kimberly A Mitchell
Notary Public

THIS INSTRUMENT WAS PREPARED
BY AND MAIL TO:
Elliot B. Kamenear, Esq.
The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523



SEND SUBSEQUENT TAX BILLS TO:
Hillside Wolf, L.L.C.
2091 Butterfield Road
Oak Brook, IL 60523



PIN(s): 15-29-100-012-0000

Address of Real Estate: Eastbrook Plaza Shopping Center, Hillside, Illinois

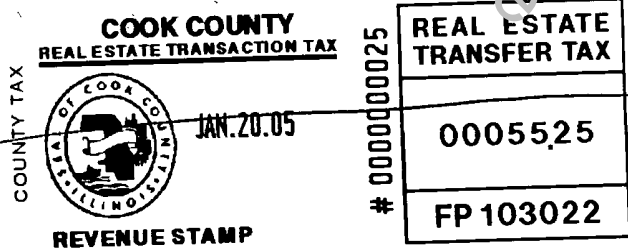
15-29-100-012-0000

VILLAGE OF HILLSIDE

1-6-04  20,250.00

722164 REAL ESTATE TRANSFER TAX

2201-2237. wolf rd.



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE THAT IS 850.00 FEET NORTH OF (AS MEASURED ALONG THE WEST LINE THEREOF) THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 AND PERPENDICULAR TO SAID WEST LINE AND LYING WEST OF A LINE THAT IS 95.45 FEET EAST OF AND PARALLEL WITH THE WEST LINE EXTENDED NORTHERLY OF CEMETERY PROPERTY AS RECORDED OCTOBER 27, 1934 AS DOCUMENT 11488910, EXCEPTING THEREFROM THAT PART FALLING WITHIN CEMETERY PROPERTY AS RECORDED OCTOBER 27, 1934 AS DOCUMENT 11488910, AND EXCEPT THAT PART DEDICATED FOR CERMAK ROAD, AND EXCEPT THE WEST 50 FEET THEREOF TAKEN FOR WOLF ROAD IN CONDEMNATION SUIT CASE NUMBER 85L50087, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. MORTGAGE DATED DECEMBER 29, 1998 AND RECORDED JANUARY 14, 1999 AS DOCUMENT 99042834 MADE BY EASTBROOK PLAZA, INC. TO PARKWAY BANK AND TRUST COMPANY TO SECURE A NOTE FOR \$2,800,000.00.
2. ASSIGNMENT OF RENTS RECORDED JANUARY 14, 1999 AS DOCUMENT NO. 99042835 MADE BY EASTBROOK PLAZA, INC. TO PARKWAY BANK AND TRUST COMPANY.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN TO THAT PART OF THE LAND TAKEN OR USED FOR CERMAK ROAD OR WOLF ROAD OTHER THAN AS EXCEPTED IN OUR CAPTION.
5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS SET FORTH IN AGREEMENT RECORDED SEPTEMBER 11, 1987 AS DOCUMENT 87499543 BETWEEN THE VILLAGE OF WESTCHESTER AND LYONS FEDERAL TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NUMBER 528 RELATING TO CONNECTION OF WATER MAINS AND SEWERS AND PAYMENT OF CHARGES.
6. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE WEST 126.26 FEET (EXCEPT THE EAST 10 FEET) AND THE EAST 10 FEET OF THE WEST 126.26 FEET OF THE SOUTH 121.44 FEET AND THE SOUTH 10 FEET OF THE NORTH 308.75 FEET OF THE EAST 95.45 FEET AND THE EAST 10 FEET OF THE NORTH 298.75 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED NOVEMBER 10, 1987 AS DOCUMENT 87504973.
7. A 10 FOOT EASEMENT FOR WATERMAIN.
8. EASEMENT FOR SEPTIC SYSTEM RUNNING THROUGH THE LAND.
9. EASEMENT FOR PUBLIC UTILITIES POLES AND WIRES ALONG THE NORTH AND WEST LINES OF THE LAND.
10. TERMS, PROVISIONS AND CONDITIONS OF THE ENVIRONMENTAL NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED SEPTEMBER 27, 1999 AS DOCUMENT 99911826.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The undersigned, being duly sworn on oath, states that he/she is the President of Eastbrook Plaza, Inc., an Illinois corporation. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-- OR --

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

EASTBROOK PLAZA, INC., an Illinois corporation

By: Brenda Day Duprat
Its: President

SUBSCRIBED and SWORN to before me
this 10th day of January, 2005.

Kimberly A Mitchell
Notary Public

