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Doc#: 0502104317

Eugene "Gene" Moore Fee: \$32.00 Cook County Recorder of Deeds Date: 01/21/2005 12:24 PM Pg: 1 of 5

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 5th day of January, 2005, between, EASTBROOK PLAZA, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and HILLSIDE WOLF, L.L.C., a Delaware limited lia vill y company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sun of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the sec and part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVLY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the City of Hillside, County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenanc's 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, of ther 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 party of the second part, its here and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agreate, 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 in at the said premises, against all persons lawfully claiming, or to claim the same by, through or under it, it WILL WARK AND DEFEND subject to:

See exceptions on Exhibit "B" on attached hereto and made a part hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President as of the day and year first above written.

By: Bunda Dinf Bujal
Its: President

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Box 400-CTCC

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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.

Kimberle & Mythe Public)

THIS INSTRUMENT WAS PREFARED BY AND MAIL TO: Elliot B. Kamenear, Esq. The Inland Real Estate Group, Inc. 2901 Butterfield Road

Oak Brook, Illinois 60523

OFFICIAL SEAL KIMBERLY A MITCHELL **NOTARY PUBLIC - STATE OF ILLINOIS**

SEND SUBSEQUENT TAX BILLS TO:

Hillside Wolf, L.L.C. 2091 Butterfield Road Oak Brook, IL 60523



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0011050

FP 103024

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

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

15-29-100.012-0000

VILLAGE OF HILLSIDE

REAL ESTATE TRANSFER TAX 2201-2237. Wolf Rd.

COOK COUNTY

noo

REVENUE STAMP

JAN.20.05

REAL ESTATE TRANSFER TAX

100025

0005525

FP 103022

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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 THERE FROM 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 NATA
COUNTY COUNTY
OFFICE FOR WOLF ROAD IN CONDEMNATION SUIT CASE NUMBER 85L50087, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1. MORTGAGE DATED DECEMBER 29, 1998 AND RECORDED JANUARY 14, 1999 AS DOCUMENT99042834 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, CCYDITIONS AND LIMITATIONS AS SET FORTH IN AGREEMENT RECORDED SEPTEMBER 11, 1981 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 10.00 ORTHERN ILLINOIS GAS COMPANY RECORDED NOVEMBER 10, 1987 AS DOCUMENT 87-04973.
- 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:

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 c, 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 cases or easement of access.
- 6. The conveyance of land owned by a railroad of 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 vecation 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 an endatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHTL DEED.

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

EASTBROOK PLAZA, INC., an Illinois corporation

By: Kerrela Daif Bugs of
Its: President

SUBSCRIBED and SWORN to before me

this ioth day of January, 2005

Motory Public

OFFICIAL SEAL KIMBERLY A MITCHELL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 03-12-07

Doc:75983/1