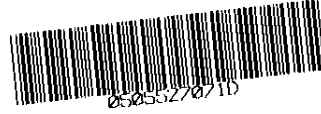


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Doc#: 0505527071
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 02/24/2005 11:01 AM Pg: 1 of 6

Property of Cook County

SPECIAL WARRANTY DEED (Illinois)

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS AGREEMENT, made this ^{11 02} ~~14~~ day of February, 2005, between ARMSTRONG TOOLS, INC., a Delaware corporation, party of the first part, and EDGEBROOK GLEN LLC, party of the second part (Mailing address of said party of the second part is 3880 N. Milwaukee, Chicago, IL 60641).

WITNESSETH, that the party of the first part, for valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: See Exhibit A attached hereto.

This conveyance, however, is made and accepted subject to: (a) liens securing payment of taxes, assessments and other public charges imposed in connection with the above described premises but which are not yet due as of the date hereof; (b) all matters of record in the public records for Cook County; (c) any matters which could be disclosed by an accurate survey of the said premises; (d) any zoning, subdivision or other public laws and regulations; (e) a prohibition against use of the property for residential purposes unless and until (I) the party of the second part obtains a so-called "No Further Remediation" letter ("NFR Letter") from the Illinois Environmental Protection Agency (the "IEPA") authorizing development and use of the property for residential use and (II) the party of the second part receives a letter from the party of the first part confirming that the party of the second part has provided the party of the first part with an environmental insurance policy in form and substance satisfactory to the party of the first part, insuring the party of the first part against all pre-existing physical, environmental and site conditions at the property; and (f) the requirement that any residential development of the property following issuance of an NFR Letter be conducted in strict compliance with the terms

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and conditions of the NFR Letter and all applicable laws. The above restrictions and covenants set forth in clauses (e) and (f) shall apply to, run with and be binding upon title to the property.

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 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 successors 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 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, but not otherwise.

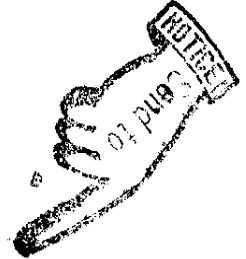
[SIGNATURES BEGIN ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused this deed to be executed by its duly authorized representative as of the day and year first set forth above.

ARMSTRONG TOOLS, INC.,
a Delaware corporation

By: 
Name: Frederic M. Burditt
Title: Vice President



MAIL TO:

Paul Bertsche, c/o CA Development Group
3880 N. Milwaukee
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO: Paul Bertsche, c/o CA Development Group
3880 N. Milwaukee
Chicago, IL 60641

Property Address: 5200 West Armstrong Avenue
Chicago, Illinois 60646-6535

Grantor's Tax I.D. Number: _____

PREPARED BY: Matthew M. Reed
Wilmer Cutler Pickering Hale and Dorr LLP
100 Light Street
Baltimore, MD 21202

Property of Cook County Clerk's Office

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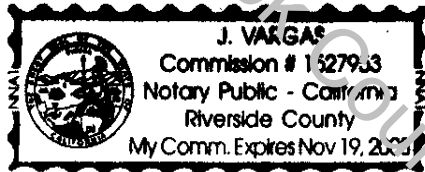
State of CALIFORNIA)
) ss.
County/City of RIVERSIDE)

On the 10TH day of February, 2005, before me, JOHN VARGAS,
personally appeared Frederic M. Burditt, personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by
his/~~her~~ signature on the instrument the entity upon behalf of which the person acted, executed the
instrument.

Witness my hand and official seal.

J. Vargas (RIVERSIDE, CA)
Notary Public in and for said County/City

My term expires NOVEMBER 19, 2008.



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Exhibit A

Legal Description of Property

Parcel 1 -- 13-04-308-006

Lot 43 in Butler's Resubdivision of Lots 6 to 24 in Butler's Subdivision of Lot 4 in Kay's Subdivision of the Southwest Fractional Quarter of Section 4, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Parcel 2 -- 13-04-308-007

Lot 25 in Butler's Subdivision of Lot 4 in Kay's Subdivision of the Southwest Fractional Quarter of Section 4, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 3 -- 13-04-312-015 and 13-04-409-005

That part of Lots 5, 6 and 7 in Kay's Subdivision of the Southwest Fractional Quarter of Section 4, Township 40 North Range 13, East of the Third Principal Meridian in Cook County, Illinois described as follows:

Beginning at the point of intersection of a line 239.78 feet (measured perpendicularly) north of and parallel to the south line of said Fractional Section 4 with a southward extension of the line (perpendicular to said south section line) which forms the east end of W. Armstrong Avenue, as per plat of Dedication recorded in the Recorder's Office of Cook County, Illinois, on January 18, 1946, as Document No. 13700508, and running

thence east along the above mentioned parallel line a distance of 586.45 feet to a point 269.27 feet west of the point of intersection of said parallel line with the westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

thence southeastwardly along the arc of a circle having a radius of 411.23 feet, convex northeasterly and tangent to said parallel line, a distance of 392.32 feet to its intersection with the westerly line of said right of way at a point thereon which is 71.09 feet, more or less, northwesterly from the point of intersection of said westerly right of way line with the south line of said Fractional Section 4;

thence northwardly along said westerly right of way line a distance of 815.80 feet to its intersection with the north line of said Lot 5, which north line is identical with the south line of Butler's Subdivision of Lot 4 in said Subdivision (by Kay, et al) as the same is laid out and occupied;

thence west along said north line of Lot 5 a distance of 630.98 feet to its intersection with a northward extension of said line (perpendicular to said south section line) which forms the east end of said W. Armstrong Avenue;

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Order # _____

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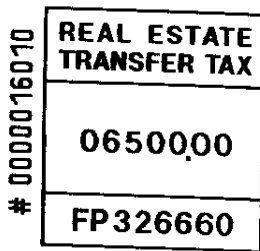
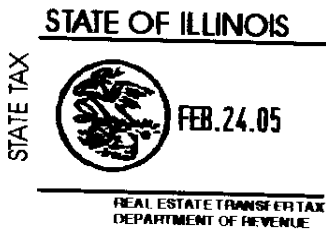
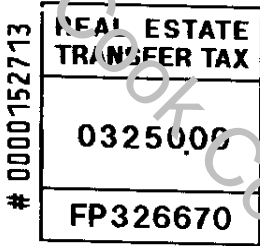
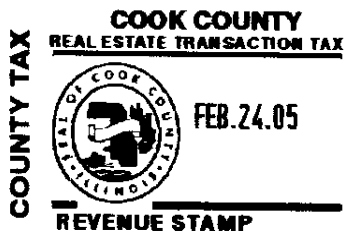
and thence south along said line perpendicular to said south section line a distance of 582.24 feet to the point of beginning;

containing 10.2675 acres of land, more or less;

together with the tenements and appurtenances thereunto belonging.

Permanent Tax Identification Numbers: 13-04-312-015
 13-04-409-005
 13-04-308-007
 13-04-308-006

Local Address. 5200 West Armstrong Avenue
 Chicago, Illinois 60646-6535



City of Chicago  Real Estate
Dept. of Revenue Transfer Stamp
369555 **\$48,750.00**
02/24/2005 10:44 Batch 05336 20

First American Title
Order # _____