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28-A-0089-00 001 Page 1 of 6
1998-11-10 16:43:29
Cook County Recorder 31.00

Upon Recording, Return to:
William J. Peltin
Gardner, Carton & Douglas
321 North Clark Street, Suite 3400
Chicago, Illinois 60610



Property Address:
Southwest Corner of 103rd and Woodlawn
Chicago, Illinois

P.I.N. 25-14-100-002-0000

WARRANTY DEED

Deed made as of this 4th day of November, 1998, by AA PROPERTY HOLDINGS, INC., a corporation created and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Illinois (the "Grantor"), to Woodlawn Partners Limited Partnership, an Illinois limited partnership (the "Grantee").

98090041
Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Subject to: (a) the Permitted Exceptions attached hereto as Exhibit B; and
(b) the Restrictive Covenant attached hereto as Exhibit C.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered as of the day and year first above written.

ATTEST:

AA PROPERTY HOLDINGS, INC.
a Delaware corporation

Name: Jeffrey J. Zehar
Title: Vice President

By: _____
Name: Larry C. Reese
Title: President

Return to: Recorder's Box 128 (BYRD)

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STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Larry C. Reese, President, and Jeffrey J. Lenar, Vice-President, of AA PROPERTY HOLDINGS, INC., a Delaware corporation, personally known to me to be the persons holding such offices in such corporation whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered said Deed as their free and voluntary acts and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of November, 1998.

Nancy D. Bradburn
Notary Public



My Commission expires: 28 May 2002

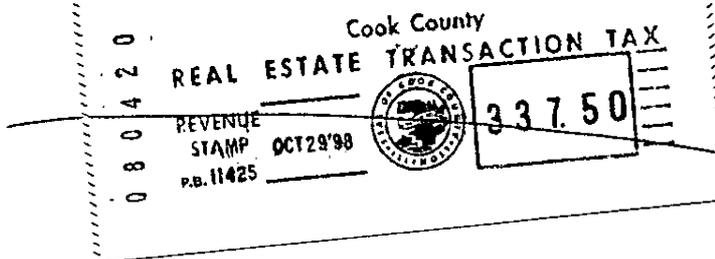
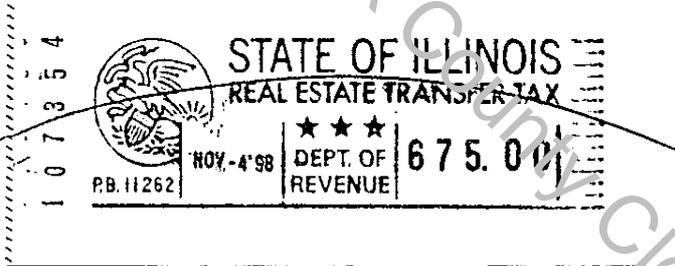


EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE INDIAN BOUNDARY LINE, LYING EASTERLY OF THE PULLMAN RAILROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 43 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTH WEST 1/4 BEING 10 FEET SOUTH OF THE ORIGINAL SOUTH LINE OF EAST 103RD STREET AND 110 FEET WEST OF THE EAST LINE OF SAID NORTH WEST 1/4; THENCE SOUTHEASTERLY, A DISTANCE OF 50.63 FEET TO A POINT IN A LINE 66 FEET WEST OF THE SAID EAST LINE AND 68 FEET SOUTH OF THE NORTH LINE AFORESAID, THENCE SOUTH ON A STRAIGHT LINE, PARALLEL WITH THE EAST LINE, AFORESAID, A DISTANCE OF 183.93 FEET TO A POINT 218.93 FEET SOUTH OF THE ORIGINAL SOUTH LINE OF EAST 103RD STREET; THENCE SOUTHEASTERLY, A DISTANCE OF 100.32 FEET TO A POINT 58 FEET WEST OF THE SAID EAST LINE OF THE NORTH WEST 1/4 AND 318.93 FEET SOUTH OF THE SAID ORIGINAL SOUTH LINE OF EAST 103RD STREET; THENCE CONTINUING SOUTHEASTERLY, A DISTANCE OF 100.33 FEET TO AN INTERSECTION WITH THE WEST LINE OF SOUTH WOODLAWN AVENUE, BEING 50 FEET WEST OF THE AFORESAID EAST LINE OF THE NORTH WEST 1/4 AND 418.93 SOUTH FEET OF THE AFORESAID ORIGINAL SOUTH LINE OF 103RD STREET; THENCE SOUTH ALONG THE AFORESAID WEST LINE OF SOUTH WOODLAWN AVENUE, BEING A LINE DRAWN PARALLEL WITH THE SAID EAST LINE OF THE NORTH WEST 1/4 A DISTANCE OF 214.80 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE AFORESAID NORTH WEST 1/4; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 971.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE PULLMAN RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING A CURVED LINE, CONVEXED TO THE NORTH WEST WITH A RADIUS OF 2789. FEET, THE RADIAL LINE OF SAID CURVE FORMS AN ANGLE OF 37 DEGREES 18 MINUTES 20 SECONDS FROM EAST TO SOUTH EAST WITH LAST DESCRIBED SOUTH LINE, A DISTANCE OF 304.71 FEET (ARC); THENCE CONTINUING ALONG SAID EASTERLY LINE, ON A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 48 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE ON A CURVED LINE, CONVEXED TO THE SOUTH EAST TANGENT TO THE LAST DESCRIBED LINE WITH A RADIUS OF 2874 FEET, A DISTANCE OF 459.93 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 43 FEET SOUTH OF THE AFORESAID NORTH LINE OF THE NORTH WEST 1/4 BEING THE PRESENT SOUTH LINE OF EAST 103RD STREET, WHICH IS 10 FEET SOUTH OF THE ORIGINAL SOUTH LINE OF EAST 103RD STREET; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 391.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Conveyance and grant by Quitclaim Deed dated May 17, 1901 and recorded June 11, 1901 as Document 3113263 and by Deed dated May 10, 1901 and recorded June 11, 1901 as Document 3113262;
2. railroad spur tracks;
3. easement reserved in a Deed recorded as Document 20799524;
4. 30-foot easement to the City of Chicago for a 48-inch water main, the center line of which lies 633.73 feet south of the north line of Section 14;
5. roads and highways;
6. special taxes or assessments for improvements not yet completed;
7. unpaid installments of special taxes or assessments which are not due and payable on November 4, 1998 and special taxes or assessments which are not confirmed on November 4, 1998;
8. the Restrictive Covenant attached hereto as Exhibit C; and
9. real estate taxes, sewer rents and water charges not yet due and payable as of November 4, 1998 and subsequent years.

County Clerk's Office

**EXHIBIT C
RESTRICTIVE COVENANT**

As a condition and covenant to this conveyance, and by this restriction and exception, which Grantee agrees shall be binding on the Property, Grantor hereby prohibits the Property conveyed hereby, and any portion thereof, from being used for the conduct of any enterprise, business or activity involving, directly or indirectly, the sale by auction or otherwise of any automobile, truck, off-road vehicle, trailer, tractor, bus, motorcycle, motorbike or any other vehicle. The restriction in this Deed is a covenant running with the land and shall continue for a period of fifteen (15) years from the date hereof at which time the foregoing restrictions shall terminate. The foregoing restrictions may be enforced by the Grantor, and its successors and assigns, at their election by injunction, suit for damages or any other remedy at law or in equity, and in the event of such enforcement by the Grantor, its successors and assigns, the prevailing party in such action shall be entitled to recover reasonable attorney's fees, all court costs and expenses in connection with the same from the other party.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

DAVID STEJKOWSKI, as attorney for AA Property Holdings, Inc., a Delaware corporation being duly sworn on oath, states that AA Property Holdings, Inc. is located at 435 Metroplex Drive, Nashville, TN 37211. 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 easements 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 affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AA PROPERTY HOLDINGS, INC.,
a Delaware corporation

By: *David Stejkowski*
Its: ATTORNEY
Name: DAVID STEJKOWSKI

SUBSCRIBED AND SWORN
to before me this 6 day of
November, 1998.

Jeanine O'Keefe
Notary Public

4119027

