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1998-11-24 12:11:01  
Cook County Recorder 37.00

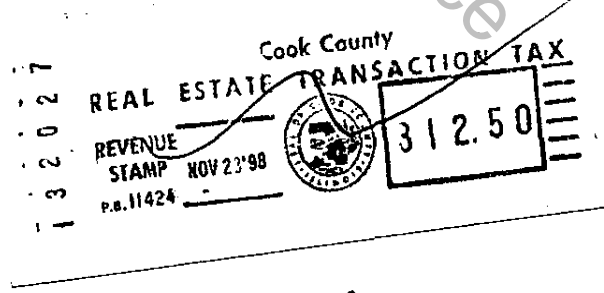
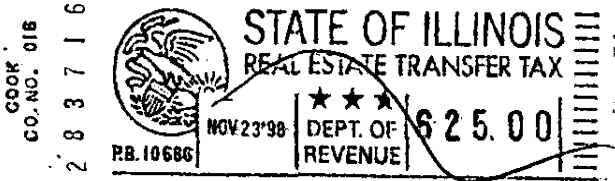
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WARRANTY DEED

Grantor, **KLEINLIB LIMITED PARTNERSHIP**, an Illinois limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the general partner of said partnership, CONVEYS and WARRANTS to **2100 ELSTON LAND L.L.C.**, an Illinois limited liability company, 1158 Armitage, Chicago, Illinois 60614, the real estate situated in the County of Cook and State of Illinois described on Exhibit A attached hereto, subject to those matters described on Exhibit B attached hereto.

DI 7781662 LMT



BOX 333-CTI

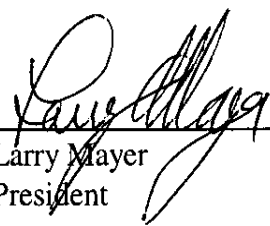
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents  
by its general partner this 6th day of November, 1998.

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**KLEINLIB LIMITED PARTNERSHIP,**  
an Illinois limited partnership

By: **EMELCO COMPANY,** an Illinois  
corporation

By:   
Name: Larry Mayer  
Title: President

Property of Cook County Clerk's Office

This Instrument Prepared By:

Jeffrey N. Owen, Esq.  
Rudnick & Wolf  
203 North LaSalle Street  
Chicago, IL 60601

Send Tax Bills To:

2100 Elston Land L.L.C.  
1158 Armitage  
Chicago, IL 60614

After Recording Mail To:

Felice M. Bressler, Esq.  
Sachnoff & Weaver, Ltd.  
30 South Wacker Drive  
29<sup>th</sup> Floor  
Chicago, IL 60606

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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

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I, KAREN FELDY, a Notary Public in and for said County in the State aforesaid, do hereby certify that Larry Mayer, President of Emelco Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such representative officers, appeared before me this day in person and acknowledged that he signed and delivered such instrument as their own free and voluntary acts, as the free and voluntary act of the Kleinlib Limited Partnership, an Illinois limited partnership (on behalf of which said corporation has executed the foregoing instrument as a general partner), all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of November, 1998.

Karen Feldy  
Notary Public

My Commission expires:

3/30/2002



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## EXHIBIT A

### LEGAL DESCRIPTION

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LOT 8 (EXCEPT THE NORTHEASTERLY 10 FEET THEREOF AND EXCEPT THE SOUTHEASTERLY 34 FEET OF SAID LOT 8 LYING SOUTHWESTERLY OF THE NORTHEASTERLY 10 FEET THEREOF) LOTS 9 AND 10 (EXCEPT THE SOUTHEASTERLY 34 FEET OF SAID LOTS) AND LOTS 11 AND 12 IN KILLICK'S SUBDIVISION OF LOTS 29, 30 AND 31 IN THE RESUBDIVISION OF LOTS 2 TO 5, LOT 7 TO 11 AND LOTS 13 TO 18 IN BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF REAL ESTATE LYING SOUTHWESTERLY OF AND ADJOINING LOT 12 IN KILLICK'S SUBDIVISION AFORESAID AND BOUNDED AS FOLLOWS: (1) ON THE NORTHWEST BY A LINE COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 12; THENCE RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, EXTENDED SOUTHWESTERLY, 34 FEET, 7 1/4 INCHES, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; (2) ON THE SOUTHWEST BY SAID NORTHEASTERLY LINE OF RAILROAD RIGHT OF WAY; (3) ON THE SOUTHEAST BY THE SOUTHEASTERLY LINE OF SAID LOT 12, EXTENDED SOUTHWESTERLY TO SAID NORTHEASTERLY LINE OF RAILROAD RIGHT OF WAY; AND (4) ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF SAID LOT 12, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF REAL ESTATE LYING SOUTHEASTERLY OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND BOUNDED AS FOLLOWS: (1) ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF LOT 12 IN KILLICK'S SUBDIVISION AFORESAID, EXTENDED SOUTHWESTERLY TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; (2) ON THE SOUTHWEST BY SAID NORTHEASTERLY LINE OF RAILROAD RIGHT OF WAY; (3) ON THE SOUTHEAST BY A LINE DRAWN PARALLEL TO AND 2 1/2 FEET NORTHWESTERLY ON THE SOUTHEASTERLY LINE OF THE 16 FOOT ALLEY LYING SOUTHEASTERLY OF AND ADJOINING LOTS 7 TO 12 IN KILLICK'S SUBDIVISION AFORESAID, AND SAID LINE EXTENDED SOUTHWESTERLY TO THE AFORESAID NORTHEASTERLY LINE OF RAILROAD RIGHT OF WAY; AND (4) ON THE NORTHEAST BY THE SOUTHWESTERLY

LINE OF SAID LOT 12 IN KILLICK'S SUBDIVISION, EXTENDED SOUTHEASTERLY TO SAID SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL OF REAL ESTATE, IN COOK COUNTY, ILLINOIS.

ALSO

ALL THAT PART OF VACATED NORTH HOBSON AVENUE LYING NORTHWESTERLY OF THE ADJOINING THE NORTHWESTERLY LINES OF LOTS 8 TO 12, AND THE NORTHWESTERLY LINE OF SAID LOT 12, PRODUCED SOUTHWESTERLY TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY IN J. E. KILLICK'S SUBDIVISION OF LOTS 29, 30 AND 31 OF BLOCK 21 AFORESAID, AND LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT "A" IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 AND LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOT 8 IN KILLICK'S SUBDIVISION, PRODUCED NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF LOT "A" IN THE CONSOLIDATION AFORESAID AND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT "A" IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF NORTH HOBSON AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE NORTH 45° 45' 02" WEST ALONG SAID SOUTHWESTERLY LINE 100.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44° 17' 58" WEST 146.52 FEET; THENCE SOUTH 43° 27' 42" WEST 167.81 FEET, EXCEPTING THEREFROM THAT PART OF SAID LOT "A" DESCRIBED AS FOLLOWS:

THAT PART OF LOT "A" IN THE CONSOLIDATION OF PARTS OF ORIGINAL BLOCK 21 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF NORTH HOBSON AVENUE WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTHWESTERLY ALONG WESTERLY LINE OF HOBSON AVENUE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF NORTH HOLLY AVENUE A DISTANCE OF 168.8 FEET, THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH

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SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE A DISTANCE OF 99.94 FEET; THENCE DEFLECTING 89° 12' 44" RIGHT FROM THE PROLONGATION OF THE PRECEDING COURSE FOR A DISTANCE OF 22.35 FEET; THENCE NORTHEASTERLY 146.52 FEET ALONG A LINE DEFLECTED 0° 50' 16" RIGHT FROM LAST DESCRIBED COURSE, SAID LINE BEING PARALLEL WITH NORTHEASTERLY LINE OF NORTH HOBSON AVENUE TO THE INTERSECTION WITH SOUTHERLY LINE OF ELSTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF ELSTON AVENUE A DISTANCE OF 100.27 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

ADDRESS: 2100 ELSTON, CHICAGO, IL.

PIN: 14-31-211-026

14-31-219-039

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## EXHIBIT B

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### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 1998  
1998 TAXES ARE NOT YET DUE OR PAYABLE.
  
2. GRANT BY CARRIE E. MEARS TO LEOKADIA TIEDGE, DATED JANUARY 29, 1931, AND RECORDED FEBRUARY 9, 1931, AS DOCUMENT 10842583, OF THE FULL AND FREE RIGHT OF PASSAGE ALONG AND ACROSS THAT PART OF PARCEL 3 WHICH LIES NORTHEASTERLY OF A LINE PARALLEL WITH AND 7 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD.
  
3. RIGHTS OF WAY ALONG THE FOLLOWING DESCRIBED PARTS OF VACATED NORTH HOBSON AVENUE:
  - (1) A STRIP 20 FEET IN WIDTH, THE CENTER LINE OF WHICH IS 19 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID VACATED NORTH HOBSON AVENUE; AND
  
  - (2) A STRIP 20 FEET IN WIDTH, THE CENTER LINE OF WHICH IS 28 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERLY 29 FEET OF SAID STRIP;

FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION OF WATER MAINS EXISTING ON MARCH 2, 1951, AND FOR THE INSTALLATION, MAINTENANCE, RENEWAL AND RECONSTRUCTION OF ADDITIONAL WATER MAINS AND OTHER MUNICIPAL SERVICE FACILITIES; AND PROVISIONS THEREIN CONTAINED THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED ON SAID RIGHT OF WAYS OR OTHER USE MADE OF SUCH AREA WHICH IN THE JUDGMENT OF THE RESPECTIVE MUNICIPAL OFFICIALS HAVING CONTROL OF THE AFORESAID SERVICE FACILITIES WOULD INTERFERE WITH THE USE, MAINTENANCE, RENEWAL OR CONSTRUCTION OF SAID FACILITIES OR THE CONSTRUCTION OF ADDITIONAL SERVICE FACILITIES; AS RESERVED BY THE CITY OF CHICAGO IN THE VACATION ORDINANCE PASSED MARCH 2, 1951, A COPY OF WHICH WAS RECORDED MAY 25, 1951, AS DOCUMENT 15085026.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

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4. RELATIVE TO THE VACATION OF THAT PART OF NORTH HOBSON STREET AS DESCRIBED, WE NOTE THE FOLLOWING:

RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED STREET FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

5. POSSIBLE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS DISCLOSED BY LIGHT POLE AND AERIAL WIRE, AS DEPICTED ON THE AFORESAID SURVEY.

6. TERMS, PROVISIONS AND EASEMENT OVER PART OF THE LAND AS CONTAINED AND RESERVED IN DECLARATION OF EASEMENT RECORDED DECEMBER 31, 1986 AS DOCUMENT 86631254 MADE BY POLYCHROME CHEMICALS CORPORATION.

7. MATTERS DISCLOSED BY SURVEY MADE BY MM SURVEYING COMPANY, INC., NUMBER 43316, DATED NOVEMBER 15, 1998 DESCRIBED AS FOLLOWS:

ENCROACHMENT OF THE FENCE LOCATED ON THE PROPERTY ONTO THE PROPERTY NORTHWESTERLY AND ADJOINING BY 0.52 FEET AND NORTHEASTERLY AND ADJOINING BY 0.42 FEET.

POSSIBLE UNRECORDED EASEMENT ALONG THE SOUTHWESTERLY LINE OF THE LAND AS DISCLOSED BY ELECTRICAL BOX LOCATED ON THE SOUTHWESTERLY LINE OF THE LINE.



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PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS  
COUNTY OF COOK } SS.

Kleinlib Limited Partnership, an Illinois limited partnership, being duly sworn on oath, states that  
~~resides at~~ the business address of partnership is 2100 Elston Ave., Chicago, Illinois. 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 6th day of November, 19 98.

Karen Feldy  
Notary Public

(SEE BELOW)

KLEINLIB LIMITED PARTNERSHIP, an Illinois limited partnership

By: EMELCO COMPANY, an Illinois corporation

By: [Signature]  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_