

Prepared by:

Mark C. Simon, Esq.  
Sonnenschein Nath & Rosenthal  
8000 Sears Tower  
Chicago, IL 60606-6404



Mail tax bills to:

Bank of Homewood  
11346 South Cicero Avenue  
Alsip, IL 60803

WARRANTY DEED

7716326  
D2AEM 1076

5/11/99

For consideration of ten and no/100 dollars, and other valuable considerations, **SKW REAL ESTATE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** ("Grantor"), does hereby convey and warrant to **DANIEL REYNOLDS, and JOHN CROWLEY** ("Grantees"), as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

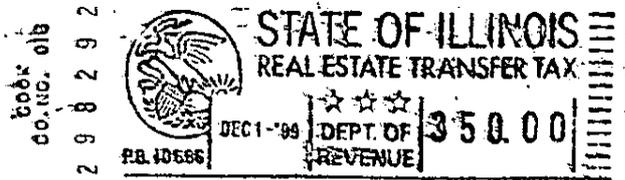
This conveyance is made by Grantor and accepted by Grantees subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference ("Permitted Exceptions").

Dated this 29th day of November, 1999

SKW REAL ESTATE LIMITED PARTNERSHIP,  
a Delaware limited partnership

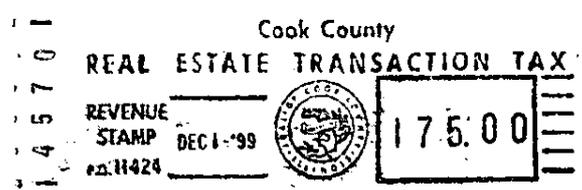
By: WSK Gen-Par, Inc., a Delaware corporation,  
Its General Partner

By: Marlene Franklin  
Name: Marlene Franklin  
Its: Asst. Vice President



BOX 333-CT1

14024477v2



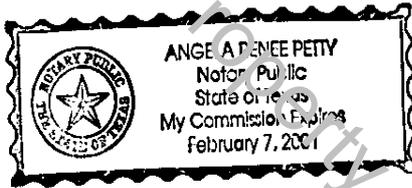
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STATE OF Texas )  
 ) SS.  
County of Dallas )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid certify that Marilyn Franklin, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act of WSK Gen-Par, Inc., which is the General Partner of SKW Real Estate Limited Partnership.

Given under my hand and notarial seal this 24<sup>th</sup> day of November, 1999.



(seal)

*Ange A Demee Petty*  
Notary Public

After recording mail to:

Henry F. James, Jr., Esq.  
33 W. Higgins Road  
Suite 4090  
South Barrington, Illinois 60010

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## EXHIBIT A

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### Legal Description

Lot 6 in Park Place Plaza resubdivision, being a resubdivision of the Park Place Plaza, being a subdivision of part of the northwest  $\frac{1}{4}$  of section 33, township 36 north, range 14 east of the third principal meridian, according to the plat thereof recorded May 19, 1995 as document number 95329596, excepting therefrom the following described property: Beginning at the most northerly northwest corner of Lot 6 aforesaid; thence on an assumed bearing of south 89 degrees 41 minutes 10 seconds east along the north line of Lot 6, a distance of 48.87 feet; thence south 63 degrees 41 minutes 11 seconds west, 55.78 feet to the west line of Lot 6; thence north 00 degrees 00 minutes 00 seconds east along said west line 22.12 feet to the southerly northwest corner of Lot 6; thence north 21 degrees 32 minutes 43 seconds east along said west line, 3.09 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Number: 29-33-100-049-0000

Address: 17501 Halsted Street, Homewood, Illinois

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## EXHIBIT B

09132179

### Permitted Exceptions

1. Taxes for tax year 1998 (second installment only) and subsequent years.
2. Proceeding pending in Circuit Court as Case Number 95CH4918 filed May 24, 1995 by DeLeon Inc. against Mellon Bank, SWI Real Estate Limited Partnership, and SKW Real Estate Limited Partnership.
3. Right of way for draining tiles, ditches, feeders and laterals.
4. Terms, provisions, covenants and conditions of Ordinance No. M-602 of the Village of Homewood, being entitled "an Ordinance granting preliminary approval for the Washington Park Planned Unit Development and authorizing the execution of a statement of intent for that Development," said Ordinance recorded February 7, 1980 as Document 25353091, as amended by instrument recorded September 1, 1983 as Document 26759971.
5. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded October 26, 1988 as Document 88494368.
6. Utility Easement as shown on plat of the Park Place Plaza Subdivision recorded November 28, 1988 as Document 88546282 and on the plat of Park Place Plaza Resubdivision recorded May 19, 1995 as Document 95329596, over the west 54 feet and the north 34.41 feet of the land.
7. Homewood Park Place Plaza Redevelopment Agreement by and among the Village of Homewood, Cook County, Illinois, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 1, 1987 and known as Trust Number 101344-01 and Transmission and Distribution General Partners Number 81, an Illinois general partnership dated May 23, 1988 and recorded July 6, 1988 as Document 88296558. (Affects the land and other property)
8. An Ordinance granting preliminary approval to a portion of the Park Place Plaza Planned Unit Development and final approval to the balance of the that Planned Unit Development providing for the development of an approximately 25 acre parcel of property on the East side of Halsted Street, South of 175<sup>th</sup> Street in the Washington Park Planned Unit Development in the Village of Homewood, Cook County, Illinois known as Ordinance M-857, recorded August 29, 1989 as Document 89404867 (affects the land and other property).

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9. An Ordinance granting final approval to a portion of the Park Place Plaza Planned Unit Development to allow the construction of a Taco Bell Restaurant on Site 4 of that Planned Unit Development in the Village of Homewood, Cook County, Illinois, known as Ordinance Number M-918, recorded May 3, 1990 as Document 90203616 (affects the land and other property).
10. An Ordinance granting final approval to a portion of the Park Place Plaza Planned Unit Development and preliminary approval to the balance of that Planned Unit Development, providing for the development of an approximately 25 acre parcel of property on the East Side of Halsted Street, South of 175<sup>th</sup> Street, in the Washington Park Planned Unit Development, in the village of Homewood, Cook County, Illinois, known as Ordinance Number M-900, recorded May 3, 1990 as Document 90203618 (affects the land and other property).
11. Ordinance granting final approval to an amendment of the Park Place Plaza Planned Unit Development recorded April 11, 1995 as Document 95241800.
12. Declaration of Restrictive Covenants recorded March 22, 1989 as Document No. 89127101, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 1, 1987, known as Trust Number 10134401.
13. Lease made by Mellon Bank N.A. to Hardee's Food Systems Inc. dated March 27, 1992, a memorandum of which was recorded June 2, 1992 as Document No. 92385990, demising the land for a term of years beginning March 27, 1992 and ending 20 years from the date the Hardee's Restaurant is opened for business to the public with option for 4 additional terms of 5 years each and with a right of first refusal, and all rights thereunder of, and all acts done or suffered thereunder by lessee or by any party claiming by, through, or under said lessee.  
  
Assignment of Lease to DeLeon Inc., an Indiana corporation dated March 27, 1991 as disclosed by Landlord Acknowledgment, Consent and Release Agreement recorded as Document 92615927.  
  
Assignment of Ground Lease Agreement by DeLeon Inc. to Community Bank of Homewood Flossmoor recorded August 19, 1992 as Document No. 92615930.
14. The note appearing on Plat of Survey prepared by Robert A. Nowicki & Associates Ltd., Order No. 99225, dated October 22, 1992, and on the Plat of Resubdivision recorded as Document No. 95329396: "Upon study and investigation of the Flood Insurance Rate Map of the Village of Homewood, Cook County, Illinois, Community Panel Number 170109 C #03, effective date August 15, 1977, revised January 18, 1984, the property described in the caption to the hereon drawn Plat appears to be located in Zone C."