

UNOFFICIAL COPY



09189237

9797/0057 28 001 Page 1 of 7
1999-12-22 15:37:10
Cook County Recorder 33.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 4th day of October, 1999, by and between WISCONSIN TISSUE MILLS INC., a Delaware Corporation, having an address at 100 Main Street, Menasha, Wisconsin, party of the first part, and GEORGIA-PACIFIC TISSUE, LLC, a Delaware limited liability company, having an address at 55 Park Place, Atlanta, GA 30303, party of the second part.

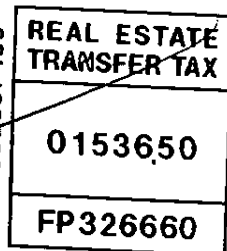
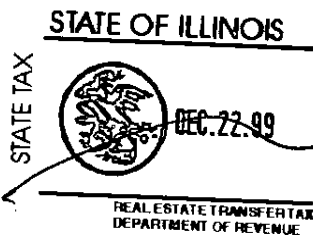
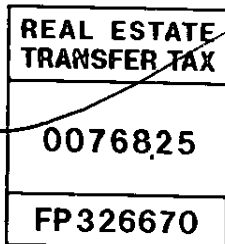
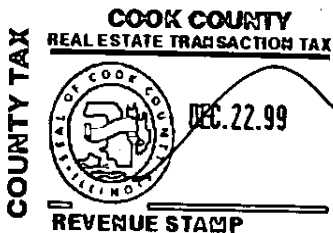
WITNESSETH that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY in fee simple unto the party of the second part, and to its successors and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows in Exhibit A, attached and made a part hereof.

Permanent Index Numbers: 24-35-101-048-1001
Address of real estate: 13101 South Pulaski Road, Alsip, Illinois.

Together with all of the party of the first part's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, 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 provided on Exhibit B attached hereto and made a part hereof, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

FATC DC 995912 WR



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EXHIBIT A

09189237

LEGAL DESCRIPTION

UNIT "TISSUE UNIT" IN ALSIP PAPER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1:

THE WEST HALF OF THE SOUTHWEST QUARTER (EXCEPTING THE SOUTH 1870 FEET THEREOF AND ALSO EXCEPTING THE WEST 50 FEET THEREOF) AND EXCEPTING THAT PART TAKEN BY THE COUNTY OF COOK IN DEED RECORDED AS DOCUMENT NO. 24457221 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 (EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND LOTS 3 AND 4 (EXCEPT THE NORTH 44 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE WEST 157.27 FEET OF SAID LOT 3) ALL IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF THE SAID 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE SOUTH 560.00 FEET TO THE WEST 160.00 FEET) AND (EXCEPT THE NORTH 20 FEET THEREOF) AND EXCEPT THE SOUTH 17 FEET LYING EAST OF THE WEST 160 FEET THEREOF AS CONDEMNED IN CASE 78L4097) IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11TH OF

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THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF SAID EAST 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH HALF OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST QUARTER LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35 EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 593.00 FEET THEREOF AND EXCEPT THE WEST 50 FEET THEREOF ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 593.00 FEET OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST QUARTER LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 33.00 FEET THEREOF, AND EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT THAT PORTION OF THE LAND CONDEMNED IN CASE 78L4097 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 560 FEET OF THE WEST 160 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF LOT 1 IN BLUE ISLAND GARDENS SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "e" TO DECLARATION OF CONDOMINIUM BY FSC PAPER COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP RECORDED AS DOCUMENT NO. 93602958 AS AMENDED BY AMENDMENT RECORDED AS DOCUMENT NO. 93652739, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

VILLAGE of ALSIP 0121 \$2000.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 2099 \$500.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 2050 \$100.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 2051 \$100.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 2052 \$100.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 3939 \$1.00 Real Estate Revenue Stamp
VILLAGE of ALSIP 0122 \$2000.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 2100 \$500.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 3172 \$25.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 3173 \$25.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 3174 \$25.00 Real Estate Revenue Stamp	VILLAGE of ALSIP 3940 \$1.00 Real Estate Revenue Stamp

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Illinois

EXHIBIT B

PERMITTED ENCUMBRANCES (WTM/Georgia-Pacific)

1. GENERAL TAXES FOR THE YEAR 1998, 1999 AND SUBSEQUENT YEARS.

2. INFORMATION AND DISCLOSURES CONTAINED IN ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED FEBRUARY 04, 1995 AS DOCUMENT 95-847558.

3. NO FURTHER REMEDIATION LETTER RECORDED MAY 28, 1998 AS DOCUMENT 98441609 AND RERECORDED JUNE 18, 1998 AS DOCUMENT 98517017.

4. MECHANIC'S LIEN IN THE AMOUNT OF \$498.00 RECORDED APRIL 09, 1998 AS DOCUMENT 98281510 MADE BY BRAMBLES EQUIPMENT SERVICES D/B/A WIL-LIFT AGAINST WISCONSIN TISSUE MILLS, INC., FSC CORPORATION, OAKTREE CAPITAL MANAGEMENT LLC, CIT GROUP EQUIPMENT FINANCING, INC., FSC PAPER COMPANY LIMITED PARTNERSHIP, AZCO INTEGRATED CONSTRUCTION, PEERLESS METAL PRODUCTS.

5. AGREEMENT DATED JULY 19, 1954 AND RECORDED JULY 31, 1954 AS DOCUMENT NO. 15976110 BETWEEN THE CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NO. 5978 AND THE SINCLAIR PIPE LINE COMPANY, A CORPORATION OF DELAWARE WHEREIN SAID FIRST PARTY LICENSES AND PERMITS, WITHOUT WARRANTY, THE SECOND PARTY TO CONSTRUCT, MAINTAIN AND OPERATE A 12 INCH PIPE LINE FOR TRANSPORTATION OF CRUDE OIL.

ASSIGNMENT TO ARCO PIPE LINE COMPANY RECORDED AS DOCUMENT NO. 92766037.

ASSIGNMENT TO FOUR CORNERS PIPE LINE COMPANY AS DOCUMENT 95-253501.

6. EASEMENT AS GRANTED FROM CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, UNDER TRUST NO. 5978, TO THE B & O TERMINAL RAILROAD COMPANY, A CORPORATION OF ILLINOIS, BY INSTRUMENT DATED AUGUST 25, 1959 AND RECORDED DECEMBER 2, 1959 AS DOCUMENT NO. 17675328 FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF RAILROAD RIGHT OF WAY.

7. EASEMENT AS GRANTED FROM THE VILLAGE OF ALSIP, A VILLAGE INCORPORATED UNDER THE LAWS OF ILLINOIS, TO SINCLAIR PIPE LINE COMPANY, A CORPORATION OF DELAWARE, BY INSTRUMENT DATED JUNE 1, 1954 AND RECORDED SEPTEMBER 11, 1959 AS DOCUMENT NO. 17655614 FOR THE RIGHT TO LAY, MAINTAIN, USE AND OPERATE ONE 12 INCH PIPE FOR THE TRANSPORTATION OF PETROL.

ASSIGNMENT TO ARCO PIPE LINE COMPANY RECORDED AS DOCUMENT NO. 92766037

8. RIGHT OF WAY FOR DRAINAGE TITLES, DITCHES, FEEDERS AND LATERALS.

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9. PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN WARRANTY DEED FROM VCA CORPORATION, A CORPORATION OF DELAWARE, TO GEORGE J. CULLEN DATED DECEMBER 18, 1972 AND RECORDED JANUARY 31, 1973 AS DOCUMENT 22205622.
10. AGREEMENT RECORDED OCTOBER 09, 1961 AS DOCUMENT 18297126 PROVIDING THAT THE LAND SHALL NOT BE USED FOR AN AMUSEMENT PLACE.
11. RIGHTS OF RAILROAD IN AND TO THE RAILROAD TRACKS AND SPURS TRACKS.
12. RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND DESCRIBED ON EXHIBIT A, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
13. GRANT RECORDED JUNE 18, 1963 AS DOCUMENT 18827969 TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS.
14. PLAT BY GLENN W. FREDERICH, SUPERINTENDENT OF HIGHWAYS FOR COOK COUNTY, WHICH DEPICTS "PROPOSED ACQUISITION LINE" FOR THE WIDENING OF 131ST STREET AND CRAWFORD RECORDED DECEMBER 28, 1992 AS DOCUMENT NO. 92-973442.
15. RIGHTS OF COMMONWEALTH EDISON COMPANY IN AND TO THE FACILITY AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 93602958.
16. RIGHTS OF NORTHERN ILLINOIS GAS IN AND TO THE EQUIPMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 93602958.
17. FACILITIES AND RIGHTS DISCLOSED BY FIRE HYDRANTS, CATCH BASINS, LIGHT POLES, MANHOLES, AND YARD DRAIN DEPICTED ON SURVEY ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 93602958.
18. PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, ASSESSMENTS, AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93602958 AS AMENDED FROM TIME TO TIME.
AMENDMENT RECORDED AUGUST 18, 1993 AS DOCUMENT NO. 93-652739.
19. PROVISIONS, CONDITIONS AND LIMITATIONS AS CREATED BY THE CONDOMINIUM PROPERTY ACT.

09/30/99

15:27

312 658 3463

PROPERTY TAX

PERMANENT REAL ESTATE INDEX NUMBER VOLUME

39035 1998 WORTH

24-35-101-048-1001 249

002 98-1

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LATE PAYMENT SCHEDULE - 1ST INSTALLMENT HAS DUE MARCH 1, 1999

IF PAID ON OR BETWEEN THESE DATES

LATE PAYMENT AMOUNT DUE IS

0.00	P
0.00	<input type="checkbox"/>
0.00	<input type="checkbox"/>

24-35-101-048-1001
WISCONSIN TISSUE
OR CURRENT OWNER
PO BOX 489
MENASHA WI 54952-0489

TAX AMT.	INTEREST	COST	TOTAL

COOK COUNTY COLLECTOR PROOF OF PAYMENT - 1998

Yenia Pepper
COOK COUNTY COLLECTOR

BRIDGEVIEW BRANCH OFFICE
10200 SOUTH 78TH AVENUE
BRIDGEVIEW, ILLINOIS 60455

MANKHAM BRANCH OFFICE
105TH AND KEDZIE AVENUE
MANKHAM, ILLINOIS 60426

MAYWOOD BRANCH OFFICE
MAYWOOD CIVIC CENTER
1600 MAYBROOK DRIVE
MAYWOOD, ILLINOIS 60153

SKOKIE BRANCH OFFICE
5800 OLD ORCHARD ROAD
SKOKIE, ILLINOIS 60077

ROLLING MEADOWS BRANCH OFFICE
2121 EUCLID AVENUE
ROLLING MEADOWS, ILLINOIS 60008

VOLUME 249	PERMANENT REAL ESTATE INDEX NUMBER 24-35-101-048-1001	TOWN 39035 NORTH
ORIGINAL TAX AMOUNT 152,551.45		
DATE PAID 03-01-99	TAX AMOUNT PAID 152,551.45	SERIAL NO. 030199760347
FINAL TAX AMOUNT 161,295.90		
DATE PAID	TAX AMOUNT PAID	SERIAL NO.
ORIGINAL BALANCE DUE	0.00	0.00
FINAL BALANCE DUE	161,295.90	0.00

PAYMENT INFORMATION HAS BEEN TRANSMITTED FROM THE WARRANT RECORDS ON FILE IN THE OFFICE OF THE COUNTY COLLECTOR

PCL 6-79

ASSESSED VALUATION
STATE EQUALIZATION FACTOR
EQUALIZED VALUATION
CURRENT TAX RATE
GROSS TAXES BEFORE EXEMPTION
SR. CITIZEN'S HOMESTEAD DEDUCTION
SR. TAX FREEZE DEDUCTION
HOMEOWNER'S EXEMPTION DEDUCTION
TOTAL TAXES AFTER EXEMPTION
PRIOR YEAR EQUALIZED VALUATION
PRIOR YEAR TAX RATE
PRIOR YEAR TOTAL TAXES

WISCONSIN TISSUE
OR CURRENT OWNER
PO BOX 489
MENASHA WI 54952-0489

HOURS 9AM TO 5PM MONDAY THRU FRIDAY

WHEN PAYING IN PERSON DO NOT DETACH
WHEN PAYING BY MAIL PLEASE DETACH AND KEEP FOR YOUR RECORD

1ST INSTALLMENT DUE DATE-MARCH 1, 1999

IF YOU PAY AFTER THE DUE DATE(S), USE THE PAYMENT SCHEDULE ON EACH PAYMENT STUB. THE STATUTORY 1.5% PENALTY PER MONTH ON UNPAID BALANCES HAS BEEN CALCULATED FOR YOU, DEPENDING ON DATE OF PAYMENT. YOU MAY SUBMIT ONE CHECK FOR THE GRAND TOTAL DUE.

TOWN YEAR TOWNSHIP
39035 1998 WORTH

AMOUNT DUE
161,295.90

PERMANENT REAL ESTATE INDEX NUMBER VOLUME
24-35-101-048-1001 249

98-2

24-35-101-048-1001



IF PAID ON OR BETWEEN THESE DATES

LATE PAYMENT AMOUNT DUE IS

11/02/99 - 12/01/99		P
12/02/99 - 01/01/00	183,715.34	<input type="checkbox"/>
01/02/00 - 02/01/00	188,134.78	<input type="checkbox"/>

WISCONSIN TISSUE
OR CURRENT OWNER
PO BOX 489
MENASHA WI 54952-0489

TAX AMT.	INTEREST	COST	TOTAL