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9/4/0177 05 001 Page 1 of 8
1999-12-30 13:14:30
Cook County Recorder 35.00



**SPECIAL WARRANTY DEED
(LIMITED PARTNERSHIP TO
LIMITED LIABILITY COMPANY)
(ILLINOIS)**

78 23 747 D2

THIS INSTRUMENT, made this 14 day of December, 1999, between Pork Chop Limited Partnership, a 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, party of the first part, and The Breakfast Club, LLC, a limited liability company 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, having an address at 5000 West 73rd Street, Bedford Park, Illinois 60638 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 (\$10.00) and other good and 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 successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known as described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Common address: 7800 W. 60th Place, Summit, Illinois.
PIN Number: a portion of 18-13-303-007-0000 and 18-13-302-028-0000 and 18-13-302-032-0000

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, subject to those matters set forth in Exhibit B attached hereto.

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BOX 333-CTI

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COOK
CO. NO. 016

1 2 0 2 1 3



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10776

DEC 22 '99

DEPT. OF
REVENUE

940.00

3 2 7 3

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
DEC 28 '99
P.O. 11121



470.00

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President and attested by its Assistant Secretary, the day and year first above written.

PORK CHOP LIMITED PARTNERSHIP,
an Illinois Limited Partnership

ATTEST:

By: BULKMATIC TRANSPORT
COMPANY,
an Illinois corporation,
its general partner

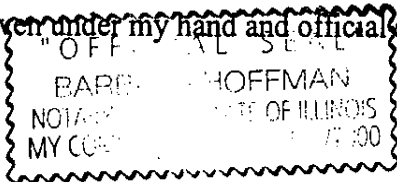
By: [Signature]
Fred J. Flaxmayer, Assistant Secretary

By: [Signature]
A.Y. Bingham, Jr., President

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that A.Y. Bingham, Jr., personally known to me to be the President of Bulkmatic Transport Company and Fred J. Flaxmayer, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of December, 1999.



[Signature]
Notary Public

This instrument prepared by: Shawn S. Magee, Esq. Vedder, Price, Kaufman & Kamrholz, 222 North LaSalle Street, Suite 2400, Chicago, Illinois 60601

MAIL TO:

Michael M. Silbert, Esq.
100 North LaSalle Street
Suite 1710
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

The Breakfast Club, LLC
~~5000 West 73rd Street~~ 7800 W 60th Plc
~~Bedford Park, IL 60638~~ SUMMIT, IL 60501

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 350 FEET OF THE NORTH 588.50 FEET OF THAT PART LYING WEST OF THE WESTERLY LINE OF ARCHER ROAD (AVENUE) OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTH 350 FEET, 492.81 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 350 FEET; THENCE WEST ON SAID SOUTH LINE OF SAID SOUTH 350 FEET, 188.03 FEET TO A POINT (SAID POINT BEING 10 FEET EASTERLY OF, BY RECTANGULAR MEASUREMENTS, OF AN INDUSTRY LEAD TRACK KNOWN AS TRACT #11 AND WHICH SERVES THE EAGLE PITCHER LEAD CO); THENCE NORTHEASTERLY ALONG A CURVE, HAVING A RADIUS OF 291.50 FEET, CONVEX TO THE NORTHWEST (SAID CURVE BEING 10 FEET DISTANT AND PARALLEL TO AFORESAID TRACK #11) TO A POINT 131.68 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET AND 534.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 350 FEET (BY RECTANGULAR MEASUREMENTS); THENCE NORTHEASTERLY TO A POINT BEING 163.94 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET AND 332.05 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 350 FEET (BY RECTANGULAR MEASUREMENTS); THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 307.30 FEET, CONVEX TO THE NORTHWEST, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 OF PORK CHOP L. P. SUBDIVISION BEING A RESUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PART OF THE SOUTH 475.00 FEET OF THE NORTH 713.50 FEET OF THAT PART LYING WEST OF THE WESTERLY LINE OF ARCHER ROAD (AVENUE) OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SAID WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13 AND THE SOUTH LINE OF THE SOUTH 475.00 FEET OF THE NORTH 713.50 FEET OF THE SOUTHWEST ¼ OF SECTION 13, THENCE EAST A DISTANCE OF 100.00 FEET ALONG THE LAST DESCRIBED COURSE, SAID COURSE ALSO BEING THE SOUTH PROPERTY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY; THENCE NORTH ALONG THE EAST PROPERTY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF, BY RECTANGULAR

MEASUREMENT, THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE AFORESAID SOUTHWEST $\frac{1}{4}$ OF SECTION 13, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 350 FEET OF THE NORTH 588.50 FEET OF THE AFORESAID SOUTHWEST $\frac{1}{4}$ OF SECTION 13; THENCE EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 172.49 FEET TO A POINT THAT IS 680.84 FEET WEST OF THE WESTERLY LINE OF ARCHER AVENUE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO ANTHONY JALOVEC BY THE INDIANA HARBOR BELT RAILROAD COMPANY BY DEED DATED NOVEMBER 23, 1966; THENCE NORTHEASTERLY ALONG A CURVE, HAVING A RADIUS OF 291.50 FEET, CONVEX TO THE NORTHWEST (SAID CURVE BEING 10 FEET DISTANT SOUTHEASTERLY OF AND PARALLEL WITH AN INDUSTRY LEAD TRACK KNOWN AS TRACK #11 AND WHICH SERVES THE EAGLE PITCHER LEAD CO) TO A POINT 131.68 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET OF THE NORTH 588.50 OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 13 AND 534.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH 350 FEET, BY RECTANGULAR MEASUREMENT, THE LAST COURSE ALSO BEING THE WESTERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO ANTHONY JALOVEC BY THE INDIANA HARBOR BELT RAILROAD COMPANY; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX TO THE NORTH WEST, SAID CURVE BEING 18 FEET, BY RADIAL MEASUREMENT, SOUTHEASTERLY OF THE CENTER LINE OF AN INDUSTRY LEAD TRACK, KNOWN AS TRACK NUMBER 6, OF THE INDIANA HARBOR BELT RAILROAD COMPANY, 509 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 13; THENCE SOUTH ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 6.05 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2, AS CREATED BY INSTRUMENTS MADE BY COOK TERMINAL COMPANY, A CORPORATION OF ILLINOIS, WITH REICHHOLD CHEMICALS, INC., A CORPORATION OF DELAWARE, DATED AUGUST 20, 1952 AND RECORDED SEPTEMBER 3, 1952 AS DOCUMENT 15425980 AND CONTAINED IN WARRANTY DEED FROM COOK TERMINAL COMPANY, A CORPORATION OF ILLINOIS, TO REICHHOLD CHEMICALS, INC., A CORPORATION OF DELAWARE, DATED DECEMBER 8, 1953 AND RECORDED JANUARY 4, 1954 AS DOCUMENT 15804102.

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EXHIBIT "B" - PERMITTED EXCEPTIONS

1. Real estate taxes for the year 1999 and subsequent years not yet due and payable.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 94460678, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 94460679, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. Easement over the South 15 feet of Lot 9 in the resubdivision of Lots 1 and 2 as reserved for driveway as shown on the Plat of Resubdivision recorded December 24, 1940 as Document 1259839.
(Affects Parcel 2)
5. Railroad rights, switch tracks and spur tracks and lands used or occupied for railroad purposes as along the Easterly part of Parcel 4 as disclosed by Survey prepared by Professionals Associated dated May 6, 1995, Order No. 95-32699 and depicted as Indiana Harbor Belt Railroad Industry Lead Track No. 11.
6. Easement for ingress and egress to Archer Avenue over the South 15 feet of Lots 7 and 8, and the South 15 feet of the West 105 feet of Lot 9 in the Resubdivision of Lots 1 and 2 aforesaid contained in Agreement made by Cook Terminal Company, a corporation of Illinois, with Reichhold Chemicals, Inc., a corporation of Delaware, dated August 20, 1952 and recorded September 3, 1952 as Document 15425980 and contained in Warranty Deed from Cook Terminal Company, a corporation of Illinois, to Reichhold Chemicals, Inc., a corporation of Delaware, dated December 8, 1953 and recorded January 4, 1954 as Document 15804102.
(Affects Parcel 2)
7. Easement over the South 15 feet of the West 106 feet and 6 3/4 inches of Parcel 2 for the purposes of installing and maintaining all equipment necessary for the purpose of serving the property with gas service, and also with right of access thereto as granted to the Northern Illinois Gas Company and their respective successors and assigns and as shown on Grant recorded June 26, 1968 as Document 20532160.
8. Covenants and restrictions contained in Deed from Indiana Harbor Belt Railroad Company, a corporation of Indiana, to Anthony Jalovec, recorded January 10, 1967 as Document 20039796 relating to construction by Grantee of a cyclone type protective fence, or a highway type guard rail barricade along the Northerly line of the land also relating to the occupation, maintenance and use of existing poles and wires, lines and appurtenances thereof along the Northerly line of land

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as covered by Agreement dated May 19, 1947 and June 1, 1952, supplemented March 1, 1957 between Indiana Harbor Belt Railroad Company and Commonwealth Edison Company

(Affects Parcel 1)

9. Easement being a curved strip of land running in a Northeasterly Southwesterly direction, 20 feet in width, being 10 feet on either side of Indiana Harbor Belt Railroad Company, side track designated as Track No. 8 the center line of said track described as follows: commencing at a point in the South line of the South 350 feet of the North 588.50 feet of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ aforesaid, 492.81 feet West of the West line of Archer Avenue, thence Northeasterly along the said curve, having a radius of 307.3 feet to a point in the North line of lands of land 398.54 feet west of the West line of Archer Avenue as measured along the said North line, as set forth in the Deed from Indiana Harbor Belt Railroad Company to Anthony Jalovec recorded January 10, 1967 as Document 20039796.

(Affects Parcel 1)

10. Reservation contained in Deed dated March 28, 1968 and recorded April 23, 1968 as Document 20467916 made by Indiana Harbor Belt Railroad Company, a corporation of Indiana, to Christopher Dineff that the Grantor reserves a permanent easement for track purposes in a curved strip of land running in a Northeasterly-Southwesterly direction 20 feet in width, being 10 feet on either side of the Indiana Harbor Belt Railroad Company's side track designated as Track No. 11 and the said center line described as follows:

A line running in a Northeasterly-Southwesterly direction 10 feet, by radial measurement, Northwest of the most Easterly property line of Parcel 3 of land conveyed to Anthony Jalovec by the Indiana Harbor Belt Railroad Company by deed dated November 23, 1966. The Grantor herein, for itself, its successors and assigns hereby reserves a permanent easement along the Northeasterly boundary of Parcel 3 for the occupation of the existing pole, wire and communication lines, together with the right to enter upon the property herein conveyed to maintain, renew, repair and remove said facility.

(Affects Parcel 3)

11. An unrecorded easement for an 8 inch public water main along the North side of Lot 8 and part of Lot 9 as disclosed by utility letter dated June 28, 1995 from Frank Novotny & Associates, Inc.

12. Terms and provision of the easement agreement dated November 5, 1999 and recorded on November 5, 1999 as Document number 09044181 made by and between Pork Chop Limited Partnership and the Red Brick Trust under Trust Agreement dated October 1, 1999.

(Affects Parcel 2)

13. Easement over the South 15 feet of Lot 1 in the Pork Chop L.P. Subdivision, recorded as Document number 09016817.

(Affects Parcel 2)

14. Easement over, upon and across the land of Phillip L. Knodler covering such tracks as the Indiana Harbor Belt Railroad Company may construct upon said land as shown colored in yellow upon Indiana Harbor Belt Railroad Blueprint No. 8684 which land is described as follows: From the point of intersection of East and West center line of the South $\frac{1}{2}$ of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian, and Easterly line of a 15 foot strip of the right of way of the Indiana Harbor Belt Railroad Company at this place, which point of intersection is distance (by rectangular measurement) 1769.75 feet Easterly from the West line of Section 13 aforesaid, measured Northerly along said Easterly right of way line 365.4 feet more or less to a point; thence continuing Northerly along said Easterly right of way 180 feet, more or less to a point, thence Southeasterly at an angle of 12 degrees, 31 minutes, 00 seconds with the last described line 184.4 feet more or less to a point in the North line of 60th Place; thence Westerly and along said North line of 60th Place 40 feet more or less to the point of beginning, all in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13 aforesaid; to hold said easement unto said second party, its successors and assigns until such time as said second party shall cease to use said land for railroad purposes and the covenants herein contained shall run with the land, as created by an easement or instrument between Phillip L. Knodler and Indiana Harbor Belt Railroad Company, dated August 22, 1916 and recorded January 18, 1917 as Document 6032790.

(Affects Parcel 4)

15. Easement over the North 15 feet of the land reserved in Document 12598890 recorded December 24, 1940.

(Affects Parcel 4)

16. Easement for ingress and egress reserved in deed dated December 8, 1953 and recorded January 4, 1954 as Document 15804102 from Cook Terminal Company, Inc., a corporation of Illinois, to Reichhold Chemicals, Inc., a corporation of Delaware, over that certain strip of the land described as follows: commencing at the Northeast corner of said Lot 10 in said resubdivision; thence Southerly a distance of 85 feet along the East line of said Lot 10, to a point on said East line; thence Westerly on a line, which is 85 South of and parallel with the North line of said Lot 10, for a distance of 60 feet; thence Northerly on a line which is 60 feet West of and parallel with the East line of said Lot 10 to the North line of said Lot 10; thence Easterly along the North line of said Lot 10 to the point of beginning, and the terms and conditions therein contained.

(Affects Parcel 4)

17. Easement in gross in favor of the owners to the properties North and adjoining said land for ingress and egress over the North 15 feet of Sublots 2, 5, and 6 as created in instrument dated November 13, 1962 and recorded November 26, 1962 as Document 18654804 from Cook Terminal Company to Donna Pettrone.

(Affects Parcel 4)

17. Grant made by Indiana Harbor Belt Railroad Company, a corporation of Indiana, to the Village of Summit, the right, liberty and privilege constructing, establishing and maintaining a public street known as 60th Place over and across the North line of the land and other property, recorded November 16, 1973 as Document 22547905.

(Affects the Eastern portion of Parcel 4)

18. Easement over the West 15 feet of Lot 8 in the resubdivision of Lots 1 and 2 as reserved for driveway as shown on the plat of resubdivision recorded December 24, 1940 as Document 12598890.

(Affects Parcel 4)

19. Easement in, upon, under, and along the South 15 feet of said 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 thereto, as created by Grant to Northern Illinois Gas Company, recorded December 20, 1965 as Document 19687889.

(Affects Parcel 4)

20. (A) Terms, provisions, and conditions relating to the easement described as Parcel 4 contained in the instrument creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easement.