

# UNOFFICIAL COPY



Doc#: 1028133088 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/08/2010 02:11 PM Pg: 1 of 9

When Recorded, Mail to:

George Lacorte  
c/o Law Office of Giuseppe Arato  
& George Lacorte  
6713 N. Oliphant Ave  
Chicago, Illinois 60631

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, VCNA Prairie Illinois, Inc., a Delaware corporation ("Grantor"), does hereby convey to 5300 Lake, LLC, an Illinois limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: (a) real estate taxes and assessments for the years 2009, 2010 and subsequent years; (b) matters that may be disclosed by an accurate survey of the Property; (c) liens or claims of liens arising from Grantee's inspection of the Property; (d) all other easements, restrictions, covenants and instruments of record affecting any portion of the Property; (e) all governmental laws and regulations application to the Property, including, without limitation, all applicable zoning and land use laws and regulations.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

Neither Grantee nor its nominee or any successor in interest, partner, affiliate or related party may use the Property to own an interest in, manage, operate, or participate in or be connected with (as an officer, employee, partner or stockholder), any individual, partnership, firm, corporation, business or entity that is engaged in ready-mix manufacturing and supply. This restriction shall be for the benefit of Grantor and its assigns and successors in interest.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the

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Property of Cook County Office

STATE OF ILLINOIS



OCT. -6.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000004883

REAL ESTATE  
TRANSFER TAX  
0103500  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. -6.10

REVENUE STAMP

# 000004892

REAL ESTATE  
TRANSFER TAX  
0051750  
FP 103034

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application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

[signature page follows]

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 956.62 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 43.4 FEET FOR A POINT OF BEGINNING; THENCE EAST ALONG A LINE 43.4 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 367.39 FEET TO THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 279.32 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE 100 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES, TO AND PARALLEL WITH THE CENTER LINE OF ILLINOIS COMMERCE COMMISSION TRACK NUMBER 1267 OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE TANGENT THEREOF EXTENDED SOUTHWESTERLY, SAID PARALLEL LINE FORMING AN ANGLE OF 107 DEGREES 26 MINUTES 56 SECONDS FROM NORTH TO WEST TO SOUTHWEST WITH THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE SOUTHWEST ALONG SAID PARALLEL LINE A DISTANCE OF 223.45 FEET; THENCE NORTHWESTERLY ALONG A LINE, IF EXTENDED, WHICH WOULD PASS THROUGH THE NORTHWEST CORNER OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 204.56 FEET TO A POINT; THENCE NORTH ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 272.07 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE 43.4 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

(EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 956.62 FEET; THENCE PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 43.4 FEET FOR A POINT OF BEGINNING; THENCE WEST ALONG A LINE 43.4 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 50 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 150 FEET; THENCE EAST ALONG A LINE 193.4 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 417.39 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  A DISTANCE OF 150 FEET, MORE OR LESS, TO A LINE 43.4 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE WEST ALONG SAID LINE A DISTANCE OF 367.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY GRANT FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO GLORIA CHACON DATED FEBRUARY 1, 1972 AND RECORDED OCTOBER 17, 1972 AS DOCUMENT 22087435 FOR DRIVEWAY PURPOSES OVER AND UPON THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5 A DISTANCE OF 49.95 FEET; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE HEREIN DESIGNATED AS LINE "A" A DISTANCE OF 410.0 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 5 A DISTANCE OF 108.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY SPUR TRACK ILLINOIS COMMERCE COMMISSIONS NUMBER 1267, AS NOW LOCATED AND ESTABLISHED; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 5, A DISTANCE OF 310.0 FEET; THENCE EASTERLY ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 90.0 FEET, MORE OR LESS, TO A POINT DISTANCE 50.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID ABOVE DESCRIBED LINE "A"; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID LINE "A", A DISTANCE OF 65.0 FEET, MORE OR LESS, TO A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 5 THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LAST DESCRIBED RIGHT ANGLE LINE A DISTANCE OF 55.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR DRIVEWAY PURPOSES FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS RESERVED IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1963 AND KNOWN AS TRUST NUMBER 19746 TO HI-TEMP, INC., A CORPORATION OF DELAWARE DATED MARCH 10, 1967 AND RECORDED MARCH 20, 1967 AS DOCUMENT 20088590, OVER AND UPON THE FOLLOWING DESCRIBED PREMISES:

THE EAST 35.0 FEET OF THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, 49.95 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES 175 FEET; THENCE NORTH AT RIGHT ANGLES 204.25 FEET MORE OR LESS TO THE CENTER LINE OF LAKE STREET (UNITED STATES HIGHWAY NUMBER 20) AS SAID STREET WAS ORIGINALLY LOCATED AND ESTABLISHED, THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF LAKE STREET 188.70 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, 271.25 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN LAKE STREET), ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5300 West Lake Street, Melrose Park, Illinois

PERMANENT REAL ESTATE TAX INDEX NO(S): 15-05-300-015-0000



**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

STATE OF Illinois )  
 )SS.  
 COUNTY OF Cook )

David Plummer, being duly sworn on oath, states that he/she is the President of VCNA Prairie Illinois, Inc., a Delaware corporation, having an office at 7601 W. 79<sup>th</sup> Street, Bridgeview, Illinois 60455 and that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

OR

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

VCNA PRAIRIE ILLINOIS, INC., a Delaware corporation

By: [Signature]  
 Name: David Plummer  
 Title: President

SUBSCRIBED AND SWORN to before me  
 This 30<sup>th</sup> day of September, 2010

[Signature]  
 NOTARY PUBLIC

