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Doc#: 1035645049 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/22/2010 12:15 PM Pg: 1 of 12

This instrument prepared by:

Gary L. Plotnick, Esq.
Thompson Coburn LLP
55 E. Monroe St., 37th Floor
Chicago, Illinois 60603

After recording return to:

James T. Mueller, Esq.
Holland & Knight LLP
131 S. Dearborn St., 30th Floor
Chicago, Illinois 60603

Mail subsequent tax bills to:

JJP Properties LLC
5090 S. Lawndale Avenue
McCook, Illinois 60525

This space reserved for Recorder's use only.

WARRANTY DEED

THIS WARRANTY DEED is made this 10th day of December, 2010 by **13087 MAIN STREET LLC**, an Illinois limited liability company, as to Parcel 1, and **BENCNIK FAMILY LIMITED PARTNERSHIP**, an Illinois limited partnership, as to Parcels 3 and 4, each having an address of 1924 Foxwood Drive, New Lenox, Illinois 60451 (collectively, the "Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents CONVEYS AND WARRANTS TO **JJP PROPERTIES LLC**, an Illinois limited liability company, having an address of 5090 S. Lawndale Avenue, McCook, Illinois 60525 ("Grantee"), forever, 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.

Common Street Address: 13087-89 Main Street, Lemont, Illinois 60439

Property Index Numbers: 22-14-400-018-0000; 22-14-400-024-0000; 22-14-400-030-0000;
22-14-400-031-0000; 22-14-400-032-0000; 22-14-400-034-0000;
22-14-400-035-0000; 22-14-400-036-0000; 22-14-400-037-0000;
22-14-400-039-0000

Subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

[SIGNATURE(S) ON FOLLOWING PAGE]

Box 400-CTCC

S ✓
P 12
S ✓
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INT ✓

8819552 D2 DG 1 of 3

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IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor on and as of the date first above written.

13087 MAIN STREET LLC,
an Illinois limited liability company

By: Bencsik Family Limited Partnership,
an Illinois limited partnership
Its: Member

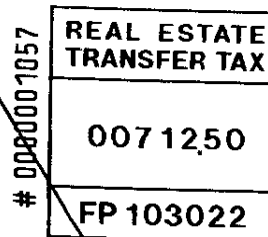
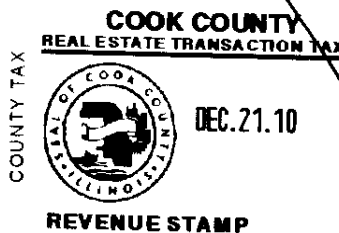
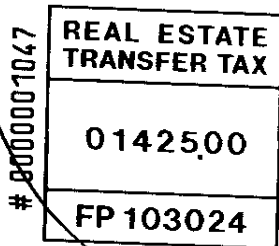
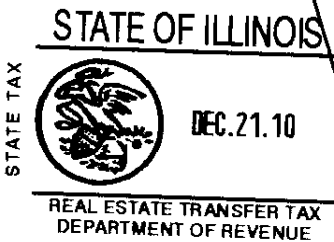
By: Sandra K. Bencsik, Ltd.,
an Illinois corporation
Its: General Partner

By: *Sandra K Bencsik*
Name: Sandra K. Bencsik
Title: President

BENCSIK FAMILY LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Sandra K. Bencsik, Ltd.,
an Illinois corporation
Its: General Partner

By: *Sandra K Bencsik Ltd*
Name: Sandra K. Bencsik
Title: President



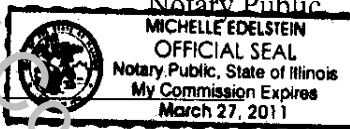
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does CERTIFY THAT Sandra K. Bencsik, as President of Sandra K. Bencsik, Ltd., an Illinois corporation, the General Partner of Bencsik Family Limited Partnership, an Illinois limited partnership, the Member of 13087 Main Street LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, and the voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of December, 2010.

Michelle Edelstein



My commission expires on _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does CERTIFY THAT, Sandra K. Bencsik, as President of Sandra K. Bencsik, Ltd., an Illinois corporation, the General Partner of Bencsik Family Limited Partnership, an Illinois limited partnership, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, and the voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of December, 2010.

Michelle Edelstein
Notary Public



My commission expires on _____

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EXHIBIT A

Legal Description

PARCEL 1:

THE WEST 72.52 FEET OF LOT 2 IN DOOLIN AND KIRK'S RESUBDIVISION OF THE EAST 404.70 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT LOTS 1 TO 5 BOTH INCLUSIVE, OF CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1889 AS DOCUMENT NUMBER 1149383 IN BOOK 37 OF PLATS, PAGE 18, ALSO THE EAST 1/2 OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 404.70 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 AND NORTH OF THE CENTER OF THE SAG-LEMONT ROAD, (ALSO, DESCRIBED AS THAT PART OF LOT 6, IN CHARLES E. BOYER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, LYING NORTH OF THE CENTER LINE OF THE SAG-LEMONT ROAD)(EXCEPTING FROM THE AFORESAID EAST 1/2 AND FROM SAID PART OF LOT 2, THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY, BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MAY 2, 1963 AS DOCUMENT NUMBER 18785599), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF THE AFOREDESCRIBED PARCEL AS CREATED BY A GRANT FROM NORTHERN ILLINOIS GAS COMPANY TO NORTH AMERICAN CAR CORPORATION, BY DEED DATED MAY 1, 1963 AND RECORDED MAY 2, 1963 AS DOCUMENT NUMBER 18785600 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO KNOWN AS THE WEST 1/2 OF LOT 1 IN CHARLES E. BOYER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 14), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 2 IN DOOLIN AND KIRKS RESUBDIVISION OF THE EAST 404.70 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT LOTS 1 TO 5, BOTH INCLUSIVE, OF CHRISTIAN BOES SUBDIVISION OF CERTAIN PARTS

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THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1889, AS DOCUMENT NO. 1149383 IN BOOK 37, PAGE 18, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID LOT 2 THE WEST 72.52 FEET THEREOF) AND ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE PROPERTY CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON MAY 2, 1963 AS DOCUMENT NO. 18785599, AND ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF LYING EAST OF A LINE THAT IS 122.52 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID LOT 2.

Property Index Numbers: 22-14-400-018-0000; 22-14-400-024-0000; 22-14-400-030-0000;
22-14-400-031-0000; 22-14-400-032-0000; 22-14-400-034-0000;
22-14-400-035-0000; 22-14-400-036-0000; 22-14-400-037-0000;
22-14-400-039-0000

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EXHIBIT B

Permitted Exceptions

- 1) REAL ESTATE TAXES AND ASSESSMENTS FOR 2010 AND SUBSEQUENT YEARS WHICH ARE NOT DUE AND PAYABLE.
- 2) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
- 3) INTENTIONALLY OMITTED.
- 4) GRANT OF EASEMENT BETWEEN FIRST NATIONAL BANK OF WESTERN SPRINGS, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 11, 1978 KNOWN AS TRUST NUMBER 2483; JOHN BENCSIK AND SANDRA K. BENCSIK, HIS WIFE, FOR THE PURPOSES OF INGRESS AND EGRESS THERETO AND THEREFROM, RELATING TO MAINTENANCE AND CONSTRUCTION OF SAID ROADWAY IN, OVER, AND UPON THE SAID EASEMENT AT THEIR OWN COST AND EXPENSE FOR THE USE OF VEHICLES AND OTHER MODES OF TRAVEL, RECORDED OCTOBER 3, 1978 AS DOCUMENT 24653752. (AFFECTS PARCELS 1 AND 3).
- 5) EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92777886. (AFFECTING THE A PORTION OF PARCELS 1, AND 4 OF THE LAND).
- 6) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92777886, AFFECTING A PORTION OF THE LAND. (AFFECTS PARCELS 1, 3 AND 4).
- 7) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING

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THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92777885. (AFFECTING THE NORTH 15 FEET OF THAT PORTION OF THE LAND FALLING WITHIN LOT 6 OF PARCEL 1).

8) HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT DATED MARCH 1, 1995 AND RECORDED MAY 12, 1995 AS DOCUMENT 95314515, BETWEEN JOHN BENCSIK AND SANDRA BENCSIK AND BANK ONE, CHICAGO, N. A. (AFFECTS PARCEL 1)

9) GRANT OF EASEMENT EXECUTED BY AND BETWEEN PETER HOEKSTRA, MARGARET HOEKSTRA AND JOHN BENCSIK AND SANDY BENCSIK, RECORDED MAY 5, 1988 AS DOCUMENT 88192480. (AFFECTS A PORTION OF THE LAND FALLING WITHIN LOT 6 OF PARCEL 1).

10) EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, ETC, OF ELECTRICAL, TELEPHONE AND OTHER COMMUNICATION FACILITIES AS MAY BE REQUIRED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION THEREOF, AS GRANTED IN THE SITE AGREEMENT NO. 191-WILLOW SPRINGS, ILLINOIS RECORDED/FILED FEBRUARY 3, 1992 AS DOCUMENT NO. 92069214 AFFECTING A PORTION OF THE LAND AND OTHER PROPERTY, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 1 AND OTHER PROPERTY).

11) MEMORANDUM OF SUBLEASE AND PURCHASE OPTION EXECUTED BY SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) IN FAVOR OF SOUTHERN TOWERS, INC., A DELAWARE CORPORATION (TENANT), DEMISING A PORTION OF THE LAND AND OTHER PROPERTY, COMMENCING ON DECEMBER 16, 2000 AND ENDING OCTOBER 1, 2006, A COPY OF WHICH WAS RECORDED MAY 11, 2004 AS DOCUMENT 0413227113.

ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT DATED FEBRUARY 28, 2007 AND RECORDED APRIL 7, 2009 AS DOCUMENT NUMBER 0909704284 MADE BY AND BETWEEN SOUTHERN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNEE). THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN. (AFFECTS PARCEL 1).

12) ACCESS EASEMENT IN FAVOR OF UNISON SITE MANAGEMENT, L . L . C. CREATED BY EASEMENT AND ASSIGNMENT AGREEMENT RECORDED MAY 31, 2005 AS DOCUMENT NUMBER 0515117123. ASSIGNMENT OF EASEMENT RECORDED AUGUST 23, 2005 AS DOCUMENT NUMBER 0523516154 MADE BY

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AND BETWEEN UNISON MANAGEMENT, L.L.C. AND CELL TOWER LEASE ACQUISITION LLC. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN. (AFFECTS PARCEL 1).

13) VILLAGE OF LEMONT, ORDINANCE NUMBER O-3-09 RECORDED APRIL 15, 2009 AS DOCUMENT NUMBER 0910544040 ESTABLISHING VILLAGE OF LEMONT SPECIAL SERVICE AREA NO. 1. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

14) ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED NOVEMBER 7, 2007 AS DOCUMENT NO. 0731106118 AND ALSO RECORDED MAY 22, 2009 AS DOCUMENT NO. 0914203099, MADE BY AND BETWEEN AT&T MOBILITY TOWER HOLDINGS LLC, ASSIGNOR AND TOWER ASSETS NEWCO II, LLC ASSIGNEE. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN. (AFFECTS PART OF PARCEL 3).

15) GRANT OF PERPETUAL RIGHT AND EASEMENT RECORDED NOVEMBER 8, 2000 AS DOCUMENT 00881581 MADE BY AND BETWEEN THE BENCSIK FAMILY LIMITED PARTNERSHIP, GRANTOR AND CITIZENS LAKE WATER COMPANY AND CITIZENS UTILITY COMPANIES OF ILLINOIS, GRANTEEES FOR A WATERLINE SYSTEM IN, UPON, OVER, ALONG, UNDER, ACROSS AND THROUGH A PORTION OF THE SUBJECT PREMISES. FOR PARTICULARS REFER TO INSTRUMENT. (AFFECTS PARCELS 3 AND 4).

16) GROUND LEASE MADE BY JOHN BENCSIK AND SANDRA BENCSIK TO CHICAGO SMSA LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP DATED JANUARY 15, 1993, A MEMORANDUM OF WHICH WAS RECORDED MARCH 9, 1993 AS DOCUMENT NO. 93177165, DEMISING PART OF THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 1, 1993 AND ENDING DECEMBER 31, 1997, THE TERM OF WHICH WILL BE EXTENDED AUTOMATICALLY FOR 4 SUCCESSIVE TERMS OF 5 YEARS EACH, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. (AFFECTS PARCEL 3).

17) LEASE MADE BY JOHN BENCSIK AND SANDRA BENCSIK TO SMART SMR OF ILLINOIS, INC., DBA NEXTEL COMMUNICATIONS DATED MARCH 25, 1995, AS DISCLOSED BY MEMORANDUM OF LEASE ASSIGNMENT RECORDED JANUARY 30, 1997 AS DOCUMENT 97067366, DEMISING PART OF THE LAND FOR A TERM OF YEARS BEGINNING JULY 1, 1995 AND ENDING JUNE 30, 2000, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. (NOTE: SAID LEASE CONTAINS 5 SUCCESSIVE 5 YEARS OPTIONS TO RENEW). (AFFECTS PARCEL 3).

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18) GRANT DATED JUNE 10, 1954 AND RECORDED JUNE 23, 1954 AS DOCUMENT 15941169 MADE BY PETER HENNES TO BADGER PIPE LINE COMPANY OF A RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN A PIPE LINE FOR GAS, OIL, PETROLEUM, WATER AND OTHER NECESSARY EQUIPMENT OVER AND THROUGH THE LAND, INCLUDING THE RIGHT OF INGRESS AND EGRESS. (AFFECTS PARCEL 3).

19) GRANT OF EASEMENT BY NORTH AMERICAN CAR CORPORATION, A CORPORATION OF ILLINOIS AND JOHN BENCSIK AND PETER HOEKSTRA TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF PROPERTY RECORDED AS DOCUMENT 24942522. (AFFECTS THE NORTH 30 FEET OF PARCEL 3).

20) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92777884 RECORDED OCTOBER 20, 1992, AFFECTING THE WEST 15.0 FEET OF THE SOUTH 680.0 FEET OF THE LAND. (AFFECTS PARCEL 3).

21) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 93246276 RECORDED APRIL 2, 1993, AFFECTING THE WEST 15.0 FEET OF THE SOUTH 880.0 FEET OF THE LAND. AFFECTS PARCEL 3

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22) RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

23) GRANT OF EASEMENT DATED SEPTEMBER 20, 1978 AND RECORDED OCTOBER 3, 1978 AS DOCUMENT 24653752 MADE BY FIRST NATL BANK OF WESTERN SPRINGS, GRANTOR AND JOHN BENCSIK AND SANDRA K. BENCSIK, HIS WIFE GRANTEE. (AFFECTS PARCEL 4).

24) GRANT OF EASEMENT BETWEEN FIRST NATIONAL BANK OF WESTERN SPRINGS, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 11, 1978 KNOWN AS TRUST NUMBER 2483; JOHN BENCSIK AND SANDRA K. BENCSIK HIS WIFE WHEREAS THE PARTY OF THE FIRST GRANTS TO THE PARTY OF THE SECOND THE SOLE USE OF THE WEST 1/2 OF PARCEL 'B' THAT ACCESS MAY BE HAD FROM PARCEL 'A' TO THE WEST 1/2 OF PARCEL 'B' EITHER TO OR FROM EITHER OF SAID PARCELS OVER THAT PART OF PARCEL 'C' TO THE SAID PARCEL 'A' AND THE WEST 1/2 OF PARCEL 'B' FOR THE BENEFIT OR PARCEL 'A' AND 'B' AND TO THE BURDEN OF THAT PART OF PARCEL 'C' IS PERPETUITY. SAID EASEMENT IN, OVER, UPON AND ACROSS FROM PARCEL 'A' TO THE WEST 1/2 OF PARCEL 'B' IS FOR THE PURPOSES OF INGRESS AND EGRESS THERETO AND THEREFROM, RELATING TO MAINTAIN AND CONSTRUCT SAID ROADWAY IN, OVER, AND UPON THE SAID EASEMENT AT THEIR OWN COST AND EXPENSE FOR THE USE OF VEHICLES AND OTHER MODES OF TRAVEL, RECORDED OCTOBER 3, 1978 AS DOCUMENT 24653752. (AFFECTS PARCEL 4).

25) EASEMENT FOR PETROLEUM PIPELINE AS REVEALED BY OUR INSPECTOR'S REPORT DATED DECEMBER, 1977 WHEREIN HE STATES THAT A SIGN ON THE LAND STATES A WARNING CONCERNING SAID PIPELINE AN GIVES THE FOLLOWING INFORMATION: THE RIGHT, TITLE AND INTEREST OF BADGER PIPELINE AND THE NAME OF THE PARTIES UNDER WHOM THEN MAINTAIN THE RIGHT TO SAID EASEMENT SHOULD BE DISCLOSED AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY THEN BE DEEMED NECESSARY. (AFFECTING PARCEL 4).

26) EXISTING UNRECORDED LEASE IN FAVOR OF GLOBAL TOWER ASSETS, LLC AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE AS DISCLOSED BY THE ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED SEPTEMBER 11, 2007 AND RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734413032. (AFFECTS PARCEL 3).

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27) EXISTING UNRECORDED LEASE IN FAVOR OF AMERICAN TOWER ASSET SUB, LLC AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE AS DISCLOSED BY THE ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT DATED FEBRUARY 28, 2007 AND RECORDED DECEMBER 4, 2007 AS DOCUMENT NUMBER 0733809004.

28) TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT DATED JUNE 24, 2008 AND RECORDED JULY 7, 2008 AS DOCUMENT NUMBER 0818954007. (AFFECTS PARCEL 3).

29) EXISTING UNRECORDED LEASE IN FAVOR OF AMERICAN TOWER ASSET SUB H, LLC AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE AS DISCLOSED BY THE LEASEHOLD MORTGAGE, FIXTURE FILING, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT DATED MAY 4, 2007 AND RECORDED DECEMBER 6, 2007 AS DOCUMENT NUMBER 0734039031 AND FINANCING STATEMENT RECORDED DECEMBER 6, 2007 AS DOCUMENT NUMBER 0734039032. (AFFECTS PARCEL 3).

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, Sandra Bencsik, as President of Sandra K. Bencsik, Ltd., an Illinois corporation, the General Partner of Bencsik Family Limited Partnership, an Illinois limited partnership, the Member of 13087 Main Street LLC, and Illinois limited liability company, and having my principal place of business at 13087-89 Main Street, Lemont, Illinois 60439, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. That said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

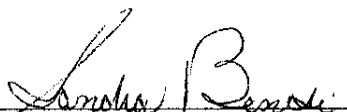
-OR-

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 land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one (1) 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 easements 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 (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


 Sandra Bencsik

Subscribed and Sworn to before me
 this 10th date of December, 2010.

