



Doc#: 1118904021 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2011 08:29 AM Pg: 1 of 9

THIS INSTRUMENT PREPARED
BY:

Gary N. Ruben, Esq.
Goldberg Kohn Ltd.
55 E. Monroe St., Ste 3300
Chicago, IL 60603
312-201-4000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 2nd day of June, 2011, is by J.P. Diemand, L.L.C., an Illinois limited liability company ("Grantor"), to and in favor of BOND CORP., an Illinois corporation ("Grantee"), having its principal office at 2100 West Fulton Street, Chicago, Illinois 60612-2314.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on **Exhibit A** attached hereto.

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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

AND GRANTOR, for itself, and its successors, does hereby covenant, promise and agree, to and with Grantee, 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 for matters set forth on **Exhibit B** attached hereto and made a part hereof; and that the Grantor will warrant and defend said premises against all persons lawfully claiming by, through or under the Grantor, subject to those matters set forth on **Exhibit B**.

Box 400-CTCC


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SC Y
INT CA

88 52148 0280

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

J.P. Diemand, L.L.C., an Illinois limited liability company

By 
Name: Jeffrey P. Diemand
Its: Member

Property of Cook County Clerk's Office

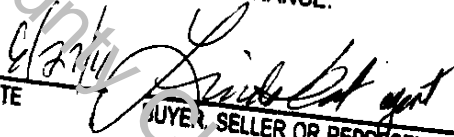
After recording return to:


Aaron R. O'Donnell, Esq.
Seyfarth Shaw LLP
131 South Dearborn Street
Suite 2400
Chicago, Illinois 60603


Mail Tax Bills to :

Bond Corp.
4237 Ann Lurie Way
Chicago, Illinois 60632
Attention: William P. Lyman

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200.1-2 (B-6) OR PARAGRAPH
SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.


DATE _____ BUYER, SELLER OR REPRESENTATIVE

STATE OF ILLINOIS
STATE TAX  JUN.29.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
COUNTY TAX  JUN.29.11
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000001570
REAL ESTATE TRANSFER TAX
01775.00
FP 103024

0000001582
REAL ESTATE TRANSFER TAX
00887.50
FP 103022

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

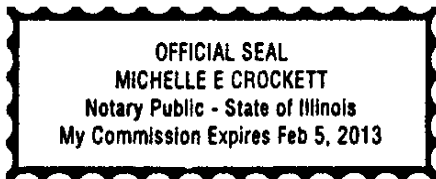
I, the undersigned, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Jeffrey P. Diemand, the Member of J.P. Diemand, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of June, 2011.

Michelle E. Crockett
Notary Public

My Commission Expires:

02/05/2013



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT "A" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONERS PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 59 OF PLATS, PAGE 32 ON SEPTEMBER 5, 1893 AS DOCUMENT 1924571 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DISTRICT BOULEVARD, AS DEDICATED BY PLAT OF DEDICATION RECORDED AS DOCUMENT 92443410, AND A LINE 810.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE EAST ALONG SAID SOUTH LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE 985.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH THE NORTH LINE OF WEST 43RD STREET, AS DEDICATED BY PLAT OF DEDICATION RECORDED AS DOCUMENT 92443410, SAID NORTH LINE OF WEST 43RD STREET, BEING 33 FEET NORTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE WEST ALONG SAID NORTH LINE OF WEST 43RD STREET TO ITS INTERSECTION WITH SAID LINE 810.93 FEET EAST OF PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT "A" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1893, AS DOCUMENT NUMBER 1924571, IN BOOK 59 OF PLATS, PAGE 32, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH KILDARE BOULEVAD, AS DEDICATED BY PLAT OF DEDICATION RECORDED AS DOCUMENT 92443410, AND THE NORTH LINE OF WEST 43RD STREET, AS DEDICATED BY PLAT OF DEDICATION RECORDED AS DOCUMENT 92443410, SAID NORTH LINE OF WEST 43RD STREET BEING A LINE 33 FEET, NORTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 3; AND RUNNING THENCE NORTH, ALONG THE SAID EAST LINE OF SOUTH KILDARE BOULEVAD, TO ITS INTERSECTION, WITH A LINE, 123 FEET, NORTH FROM AND PARALLEL WITH THE SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE TO ITS INTERSECTION WITH A LINE, 790.93 FEET, EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE TO ITS INTERSECTION, WITH THE NORTH LINE OF WEST 43RD STREET; AND THENCE WEST, ALONG THE SAID NORTH STREET LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 4237 Ann Lurie Way (aka West 42nd Place), Chicago, IL

P.I.N. 19-03-200-031-0000 and 19-03-200-037-0000

UNOFFICIAL COPY**Exhibit B****Title Exceptions**

- A. 7. Taxes for the year 2010 second installment and taxes for the year 2011, not yet due or payable.
- B. 8. COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED FROM TRUSTEES OF CENTRAL MANUFACTURING DISTRICT TO MUEHLSTEIN-CHICAGO REALTY COMPANY, INC, A CORPORATION OF ILLINOIS DATED AUGUST 5, 1955 AND RECORDED SEPTEMBER 19, 1955 AS DOCUMENT 1638474 RELATING TO ACCESS RIGHTS FOR ELECTRICAL FEEDER LINE.

(AFFECTS THE EAST 15 FEET OF PARCEL 1)
- P. 9. COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM ARTHUR G. LEONARD, FREDERICK H. PRINCE AND W. FRED PRINCE, TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO NEW YORK MATTRESS COMPANY, A CORPORATION OF MASSACHUSETTS DATED JULY 31, 1948 AND RECORDED SEPTEMBER 8, 1948 AS DOCUMENT 14396328 RELATING TO ACCESS RIGHTS FOR ELECTRICAL FEEDER LINE.

(AFFECTS PARCEL 1 EXCEPT THE EAST 15 FEET THEREOF)
- Q. 10. RIGHT OF WAY EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND RENEWAL OF RAILROAD TRACKS, SWITCHES, TURNOUTS AND ALL NECESSARY APPURTENANCES UPON, OVER, ALONG AND ACROSS THE LAND AND OTHER PROPERTY.
1. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AND SERVING BUICK MOTOR DIVISION OF GENERAL MOTORS CORP., PROGRESSIVE FOOD STORES INC., AND CHICAGO CARTON COMPANY.
 2. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AND SERVING GENERAL TIRE AND RUBBER COMPANY, SPECIALTIES, INC., CASPERS TIN PLATE COMPANY AND LAFAYETTE STEEL CORPORATION.
 3. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE SOUTH LINE OF 43RD STREET AND SERVING STONE CONTAINER CORPORATION, SPERRY AND HUTCHINSON COMPANY, INTERNATIONAL PARTS CORPORATION, POWELL BUFLER COMPANY, OLIVER IRON AND STEEL CORPORATION, AND REGAL TUBE COMPANY, ALSO A BRANCH THEREOF SERVING RIGELOW-SANFORD CARPET COMPANY.
 4. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO 47TH STREET AND SERVING LOUIS MILANI FOODS, INC., SPERRY AND HUTCHINSON COMPANY, FREDERICK H. LEVEY COMPANY, H. MUEHLSTEIN AND COMPANY, INC., WAY PAPER PRODUCTS, INC., RESTAURANT AND FOOD BUYERS, INC., STEPHEN F. WHITMAN AND SONS, INC., HOKIN AND COMPANY, MOBILE HOMES EQUIPMENT COMPANY, GENERAL REFACTORIES COMPANY, RIVAL PACKING COMPANY, GREAT ATLANTIC AND PACIFIC TEA COMPANY, KELLOGG SWITCHBOARD AND SUPPLY, ILLINOIS A. P. GREEN FIRE BRICK COMPANY AND LEISHIN-SOBLE STEEL COMPANY.
 5. THE RIGHT OF EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AND SERVING COMPANY AND SERVING CONTINENTAL FREEZERS, INC., AND GREAT ATLANTIC AND PACIFIC TEA COMPANY.

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6. THE RIGHT OF EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AND SERVING GREAT ATLANTIC AND PACIFIC TEA COMPANY (PERISHABLE WAREHOUSE)

7. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AND SERVING LIQUID CARBONIC CORP. AND CHICAGO STEEL SERVICE COMPANY.

8. THE RIGHT OF WAY EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN

LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE EAST LINE OF KOLIN AVENUE AND SERVING FILED IN THE OFFICE OF THE REGISTRAR OF TITLES WAYNE CORRUGATED PAPER COMPANY AND KENTILE, INC.

9. THE RIGHT OF EASEMENT AS NOW OCCUPIED AND USED EXTENDING FROM THE MAIN LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE EAST LINE OF KOLIN AVENUE AND SERVING R. COOPER, JR., INC., GENERAL ELECTRIC COMPANY, CENTURY DISPLAY MANUFACTURING COMPANY, INC., AND NATIONAL VIDEO CORP. ALL AS RESERVED IN THE DEED FROM THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER PROVISIONS OF TRUST AGREEMENT DATED MARCH 28, 1928, KNOWN AS TRUST NUMBER 6558, AND THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, A CORPORATION OF ILLINOIS, TO THE CRAWFORD REAL ESTATE DEVELOPMENT COMPANY, AN ILLINOIS CORPORATION, DATED AUGUST 26, 1958 AND RECORDED SEPTEMBER 4, 1958 AS DOCUMENT 17307420.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

11. AGREEMENT DATED SEPTEMBER 20, 1949 (NOT RECORDED) (BEING SUPPLEMENTED TO AGREEMENT DATED JANUARY 2, 1939) MADE BY THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928, TRUST NUMBER 6558, TO THE PEOPLES GAS LIGHT AND COKE COMPANY, PROVIDING FOR THE CONSTRUCTION, MAINTENANCE AND USE BY THE SECOND PARTY OF A 6 INCH GAS MAIN PIPE LINE FROM A POINT 68 FEET EAST OF THE EAST LINE OF SOUTH KILDARE AVENUE (NOW SOUTH KILDARE BOULEVARD) WESTERLY TO THE EAST LINE OF SOUTH KILDARE AVENUE (NOW SOUTH KILDARE BOULEVARD) WESTERLY TO THE EAST LINE OF SOUTH KILDARE (NOW SOUTH KILDARE BOULEVARD) AND THENCE ALONG EAST SIDE OF SOUTH KILDARE AVENUE (NOW SOUTH KILDARE BOULEVARD) TO A POINT SOUTH OF THE SOUTH LINE OF WEST 43RD STREET, A PRIVATE STREET, AND TO MAKE A SERVING CONNECTION TO SAID MAIN GAS PIPE LINE IN THE LOCATION AND IN CONFORMITY WITH THE SPECIFICATIONS SHOWN ON THE PRINT OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY #B-1724 DATED JULY 9, 1949, ATTACHED TO AND MADE A PART OF SAID AGREEMENT, AS DISCLOSED BY THE SUPPLEMENTAL GRANT THERETO DATED JUNE 10, 1964 AND RECORDED FEBRUARY 2, 1965 AS DOCUMENT 16138903 AND THE TERMS AND CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

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- S 12. SUPPLEMENTAL GRANT FROM THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AS TRUST NUMBER 6558, TO THE PEOPLES GAS LIGHT AND COKE COMPANY, DATED JUNE 10, 1954 AND RECORDED FEBRUARY 2, 1955 AS DOCUMENT 16138903, WHEREIN FIRST PARTY THEREBY LICENSES AND PERMITS BUT WITHOUT WARRANTY SECOND PARTY TO CONSTRUCT, USE AND MAINTAIN A TWO INCH SERVICE CONNECTION FROM SAID GAS MAIN PIPELINE TO WEST SIDE OF SOUTH KILDARE BOULEVARD IN THE LOCATION INDICATED BY THE LETTERS "EF" AND IN CONFORMITY WITH THE SPECIFICATIONS SHOWN ON THE PRINT OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, #B-1724, DATED JULY 9, 1949, REVISED APRIL 20, 1954 ATTACHED THERETO AND MADE A PART THEREOF UPON THE SAME TERMS AND CONDITIONS AS SET FORTH IN THE AGREEMENT DATED JANUARY 2, 1939 AND SUPPLEMENTAL AGREEMENT DATED SEPTEMBER 20, 1949 (SHOWN AT EXCEPTION REFERENCE LETTER Q) BETWEEN THE PARTIES THERETO, WHICH AGREEMENTS FROM THE DATE THEREOF ARE THEREBY ENLARGED TO INCLUDE SAID 2 INCH SERVICE CONNECTION AS THOUGH ORIGINALLY INCLUDED THEREIN (AND THE COVENANTS AND AGREEMENTS THEREIN IN CONTAINED

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- T 13. PERPETUAL EASEMENT OVER, UPON, AND ACROSS THE NORTH 15 FEET OF PARCEL 2 AFORESAID FOR THE USE OF PART OF A PRIVATE ALLEY 30 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS OF THE ADJOINING OWNERS TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT, POWER AND AUTHORITY (EXCEPT AS HEREIN GRANTED) ON, OVER, UNDER AND ALONG SAID 30 FOOT PRIVATE ALLEY TO ERECT, CONSTRUCT, RECONSTRUCT, EXTEND, ENLARGE, ALTER, IMPROVE, OPERATE, REPAIR AND MAINTAIN SEWERS AND ALL NECESSARY CONVENIENT AND PROPER CONNECTIONS THERewith AND OPENINGS THEREIN AND ALL WAYS, CONDUITS, MAINS, PIPES, POLES, WIRES, OR OTHER CONDUCTORS FOR CARRYING OR CONVEYING WATER, GAS, AIR, STEAM, ELECTRICITY OR OTHER SIMILAR SUBSTANCES OR UTILITIES OR ANY OF THEM, AND FOR ANY OTHER PURPOSE THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE OF SAID 30 FOOT PRIVATE ALLEY AS A MEANS OF INGRESS AND EGRESS AS RESERVED BY THE DEED FROM CRAWFORD REAL ESTATE DEVELOPMENT COMPANY TO W. WOOD PRINCE AND JAMES F. DONOVAN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1916, DATED DECEMBER 1, 1959 AND RECORDED FEBRUARY 15, 1960 AS DOCUMENT 17780631. SAID INSTRUMENT RESERVES CRAWFORD REAL ESTATE DEVELOPMENT COMPANY'S RIGHT TO DEDICATE SAID 30 FOOT ALLEY TO BE USED AS AND FOR A PUBLIC ALLEY, AND ALSO THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE ACROSS, BUT NOT LONGITUDINALLY ALONG, SAID PRIVATE ALLEY (AND THE RIGHT TO GIVE TO OTHERS SUCH RIGHT) ANY AND ALL SUCH RAILROAD TRACK OR TRACKS AS IT MAY DESIRE AND THE RIGHT FROM TIME TO TIME, AND AT ANY TIME OR TIMES TO ALTER, CHANGE THE LOCATION OF, OR REMOVE ANY SUCH RAILROAD TRACK OR TRACKS.

(AFFECTS PARCEL 2)

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- U 14. RESERVATION IN THE DEED FROM CRAWFORD REAL ESTATE DEVELOPMENT COMPANY TO W. WOOD PRINCE AND JAMES F. DONOVAN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1916 DATED DECEMBER 1, 1959 AND RECORDED FEBRUARY 15, 1960 AS DOCUMENT 17780631 OF THE RIGHTS TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE ACROSS, BUT NOT LONGITUDINALLY ALONG SOUTH KILDARE BOULEVARD AND WEST 43RD (AND THE RIGHT TO GIVE TO OTHERS SUCH RIGHTS) ANY AND ALL SUCH RAILROAD TRACK OR TRACKS AS IT MAY DESIRE, AND THE RIGHT FROM TIME TO TIME, AND AT ANY TIME OR TIMES, TO ALTER, CHANGE THE LOCATION OF, OR REMOVE ANY SUCH RAILROAD TRACK OR TRACKS.**
- (AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)**
- X 15. ASSIGNMENT OF ALL RIGHT, TITLE AND INTEREST OF THE FIRST NATIONAL BANK OF CHICAGO A NATIONAL BANKING ASSOCIATION, IN PURSUANCE OF TRUST AGREEMENT DATED MARCH 26, 1928 AND KNOWN AS TRUST NUMBER 6558, TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, A CORPORATION OF ILLINOIS, BY DOCUMENT 17575799 DATED JUNE 17, 1959 AND RECORDED JUNE 22, 1959.**
- (AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)**
- Y 16. COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED FEBRUARY 10, 1970 AS DOCUMENT 21078496 RELATING TO THE USE OF PORTIONS OF THE LAND, AND TO THE COST OF IMPROVING AND MAINTAINING PRIVATE STREETS, ALLEYS AND OTHER IMPROVEMENTS THEREON.**
- (AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)**
- Z 17. RESERVATION OF RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES OVER THE NORTH 5 FEET OF PARCEL 2 AS CONTAINED IN DEED RECORDED FEBRUARY 10, 1979 AS DOCUMENT 21078496.**
- (AFFECTS PARCEL 2)**
- AA 18. RESERVATION OF RIGHT TO DEDICATE THE PRIVATE ALLEY, REFERRED TO IN THE ABOVE NOTED EXCEPTIONS, TO THE PUBLIC.**
- (AFFECTS PARCEL 2)**
- AB 19. RESERVATION OF EASEMENT CONTAINED IN DEED RECORDED FEBRUARY 10, 1970 AS DOCUMENT 21078496 OVER THAT PORTION OF THE LAND LYING SOUTHEAST OF A STRAIGHT LINE COMMENCING AT A POINT IN THE SOUTH LINE OF PARCEL 2, SEVEN FEET WEST OF THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE NORTHEASTERLY TO THE NORTHEAST CORNER THEREOF, FOR THE CONSTRUCTION, RECONSTRUCTION AND OPERATION THEREON OF A RAILROAD SWITCHTRACK.**
- (AFFECTS PARCEL 2)**

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- AC 20. RESERVATION OF EASEMENTS CONTAINED IN THE DEED RECORDED FEBRUARY 10, 1970 AS DOCUMENT 21078496 OVER, UPON, ACROSS THE NORTH 5 FEET OF PARCEL 2 FOR USE AS PART OF A PRIVATE ALLEY.**
- (AFFECTS PARCEL 2)**
- AD 21. UNRECORDED EASEMENT IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES TO MAINTAIN AND REPAIR OVERHEAD WIRES AND CATCH BASINS, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY NUMBER 2011-15095-001 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED JUNE 20, 2011.**
- AE 22. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 9.43 TO 9.58 AND SOUTH AND ADJOINING BY APPROXIMATELY 4.81 TO 4.97, AS SHOWN ON AFORESAID PLAT OF SURVEY.**
- <ENOL]**
(AFFECTS PARCEL 2)
- AF 23. ENCROACHMENT OF THE BITUMINOUS PAVEMENT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 7.40 TO 7.79 AND SOUTH AND ADJOINING BY APPROXIMATELY 5.96 AS SHOWN ON AFORESAID PLAT OF SURVEY.**
- <ENOL]**
(AFFECTS PARCEL 2)
- AG 24. ENCROACHMENT OF THE ELEVEN PARKING SPACES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF AFORESAID PLAT OF SURVEY.**
- (AFFECTS PARCEL 2)**
- AH 25. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE LAND FALLING IN BETWEEN THE FENCE LOCATED NORTH OF THE NORTH LINE AND THE NORTH LINE AND ALSO THE LAND FALLING IN BETWEEN THE FENCE LOCATED SOUTH OF THE SOUTH LINE AND THE SOUTH LINE AS DISCLOSED BY AFORESAID PLAT OF SURVEY.**
- (AFFECTS PARCEL 2)**
- AJ 26. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) D & E AS SHOWN ON AFORESAID PLAT OF SURVEY.**
- (AFFECTS PARCEL 1)**
- AK 27. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.**