


# UNOFFICIAL COPY

Prepared by:  
Timothy S. Breems, Sr.  
Ruff, Freud, Breems & Nelson Ltd.  
200 N. LaSalle, Suite 2020  
Chicago, IL 60602

  
\*19365170030\*  
Doc# 1936517003 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/31/2019 09:51 AM PG: 1 OF 12

and after recording return to:

**A RIVERSIDE**  
ABSTRACT • 1031 • TACS  
1 Paragon Drive, Suite 150B  
Montvale, NJ 07645



## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12<sup>th</sup> day of December, 2019 between V AND V, L.L.C., an Illinois limited liability company, having an address at 5515 N. Francisco Avenue, Chicago, IL 60625 ("Grantor"), and Melrose Crossing Owner LLC, a Delaware limited liability company, having an address at 18 E. 48<sup>th</sup> Street, 7<sup>th</sup> Floor, New York, NY 10001 ("Grantee").

## WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

REAL ESTATE TRANSFER TAX		30-Dec-2019	
	COUNTY:	5,500.00	
	ILLINOIS:	11,000.00	
	TOTAL:	16,500.00	
12-33-301-024-0000   20191201674191   1-797-463-392			



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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

**GRANTOR:**

V AND V, L.L.C.,  
an Illinois limited liability company

By: Val Trif  
Name: Val Trif

Title: Manager

Property of Cook County, Illinois

STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Val Trif as Manager of V AND V, L.L.C., an Illinois series limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the 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.

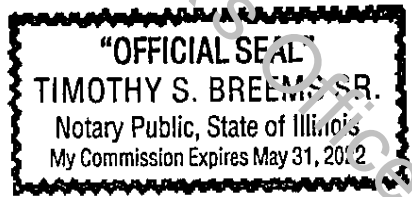
GIVEN under my hand and Notarial Seal this 12<sup>th</sup> day of December, 2019.

Timothy S. Breems Sr.  
Notary Public

My Commission Expires: 5/31/22

MAIL SUBSEQUENT TAX BILLS TO:

Melrose Crossing Owner LLC  
18 East 48<sup>th</sup> Street, 7<sup>th</sup> Floor,  
New York, NY 10017



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOT 3 IN K & M VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF K & M VENTURE RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183. IN COOK COUNTY, ILLINOIS, AS CORRECTED BY INSTRUMENT RECORDED DECEMBER 19, 1986 AS DOCUMENT 86608997.

ALSO KNOWN AS ALL THAT CERTAIN PLOT, PIECE OF PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF COOK, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 AFORESAID; THENCE WEST ALONG SAID NORTH LINE, 156.33 FEET; THENCE NORTH 120.00 FEET; THENCE WEST 68.67 FEET; THENCE SOUTH 265.00 FEET; THENCE WEST 131.01 FEET TO THE EAST LINE OF LOT 5 IN K & M – VENTURE RESUBDIVISION AFORESAID; THENCE SOUTH 68.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 119.99 FEET TO THE EAST LINE OF MANNHEIM ROAD; THENCE SOUTH ALONG THE EAST LINE OF MANNHEIM ROAD; BEING ALSO THE WEST LINE OF LOT 3 AFORESAID, A DISTANCE OF 434.33 FEET TO THE NORTHWEST CORNER OF LOT 6; IN K & M – VENTURE RESUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH OF SAID LOT 6; A DISTANCE OF 123.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG SOUTH LINE OF SAID LOT 6, A DISTANCE OF 123.50 FEET TO THE EAST LINE OF MANNHEIM ROAD, THENCE SOUTH ALONG SAID EAST LINE, BEING ALSO THE WEST LINE OF LOT 3 AFORESAID, A DISTANCE OF 287.93 FEET TO THE NORTHWEST CORNER OF LOT 7 IN K & M VENTURE RESUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 123.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 140.55 FEET TO THE NORTH LINE OF NORTH AVENUE; THENCE EAST ALONG SAID NORTH LINE, BEING ALSO THE SOUTH LINE OF LOT 3 AFORESAID, 209.50 FEET TO THE ANGLE POINT IN THE SOUTH LINE OF LOT 3; THENCE NORTHEASTERLY 159.28 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 1156.59 FEET TO THE POINT OF BEGINNING.

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## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS ACROSS A STRIP 30 FEET IN WIDTH RESERVED IN DEED DATED NOVEMBER 30, 1955 FROM INTERNATIONAL HARVESTER COMPANY TO INDIANA HARBOR BELT RAILROAD COMPANY, RECORDED DECEMBER 7, 1955 AS DOCUMENT NO 16440486 AND AS SET FORTH IN DEEDS DATED AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316181 AND AS DOCUMENT 85316182 MADE BY INTERNATIONAL HARVESTER COMPANY TO JOHN ZAWALINSKI AND MADE BY JOHN M. ZAWALINSKI AGREEMENT DATED OCTOBER 31, 1985 AND KNOWN AS TRUST NUMBER 65769 ACROSS LAND DESCRIBED AS:

THE SOUTH 15.50 FEET OF THE NORTH 49.50 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS; EXCEPT THE WEST 50 FEET THEREOF DEDICATED FOR THE EAST  $\frac{1}{2}$  OF MANNHEIM ROAD, AND EXCEPT THEREFROM THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINW; BEGINNING AT A POINT WHICH IS 296.51 FEET WEST OF THE WEST LINE OF CORNELL AVENUE, MEASUFED ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHWEST  $\frac{1}{4}$ , AND 92.2 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$ , AS MEASURED ALONG A LINE MAKING AN ANGLE WITH THE NORTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF 90 DEGREES 26 MINUTES DEFLECTED FROM WEST TO SOUTH; THENCE NORTH A DISTANCE OF 92.2 FEET ALONG LAST DESCRIBED LINE TO THE NORTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$ ; SAID EASEMENT TO BE AT LOCATION KNOWN AS GATE 5A AS OF THE DATE OF SAID DEEDS OR AT SUCH OTHER RELOCATIONS OF GATE 5A AS MAY BE REQUIRED BY THE GRANTOR FROM TIME TO TIME.

## PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316185 WHICH ORIGINAL AGREEMENT HAS BEEN SUPPLEMENTED BY JUNIOR DECLARATION OF MUTUAL RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 14, 1987 AND RECORDED AUGUST 14, 1987 AS DOCUMENT 87452704 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NO. 65769 AND ANTHONY A. PETRARCA, AS ASSIGNED TO HIGH EQUITY PARTNERS L.P. - SERIES 86, AND AS SUPPLEMENTED FROM TIME TO TIME BY JUNIOR DECLARATIONS OF MUTUAL AND RECIPROCAL EASEMENTS, COVENANTS RESTRICTIONS FOR THE VARIOUS LOTS ORIGINALLY OWNED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOW AS TRUST NO 65769, FOR INGRESS AND EGRESS, PASSAGE OF VEHICLES AND PEDESTRIANS, PARKING UTILITY FACILITIES,

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CONSTRUCTION, BUILDING ELEMENTS AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985 BU AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN LICENSE AGREEMENT FOR PRIVATE GRADE CROSSING DATED JANUARY 17, 1986 AND RECORDED FEBRUARY 25, 1986 AS DOCUMENT 86077228 MADE BY AND BETWEEN THE INDIANA HARBOR BELT RAILROAD COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769, TO CONSTRUCT, USE, MAINTAIN, REPAIR, RENEW AND ULTIMATELY REMOVE A TIMBER ASPHALT RAILROAD CROSSING OVER THE INDIANA HARBOR BELT RAILROAD COMPANY TRACKS AS SHOWN ON THE PLANS PREPARED BY MACKIE CONSULTANTS, INC., DATED SEPTEMBER 16, 1985 AND LOCATED ON THAT PORTION OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY AND TRACK LYING (A) SOUTH OF ARMITAGE AVENUE (B) NORTH OF LOT 1 IN K & M – VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND (C) BETWEEN THE EAST LINE OF SAID LOT 1 IN K & M – VENTURE RESUBDIVISION, AS EXTENDED NORTH, AND A LINE 40 FEET TO THE WEST THEREOF, AS SHOWN ON INDIANA HARBOR BELT RAILROAD PLAT NO. 16156 U-4 DATED OCTOBER 16, 1985.

## PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN LICENSE AGREEMENT FOR WIRE PIPE AND CABLE TRANSVERSE CROSSINGS AND LONGITUDINAL OCCUPATIONS DATED JANUARY 17, 1986 AND RECORDED FEBRUARY 25, 1986 AS DOCUMENT 86077227 MADE BY AND BETWEEN THE INDIANA HARBOR BELT RAILROAD COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 TO CONSTRUCT, MAINTAIN, REPAIR, RENEW, RELOCATE AND ULTIMATELY REMOVE ONE (1) 48 INCH STORM SEWER PIPE AND (1) 12 INCH WATER MAIN CROSSING UNDER INDIANA HARBOR BELT RAILROAD RIGHT OF WAY AND TRACK LOCATED IN THAT PORTION OF THE INDIANA HARBOR BELT RIGHT OF WAY AND TRACK LOCATED ON THAT PORTION OF THE INDIANA HARBOR BELT RIGHT OF WAY AND TRACK LYING (A) SOUTH OF ARMITAGE AVENUE, (B) NORTH OF LOT 1 IN K & M VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE

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THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND (C) BETWEEN THE EAST LINE OF SAID LOT 1 IN K & M VENTURE RESUBDIVISION, AS EXTENDED NORTH, AND A LINE 40 FEET TO THE WEST THEREOF, AS SHOWN ON INDIANA HARBOR RAILROAD PLAT NO. 16157-U-4 DATED OCTOBER 16, 1985, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 7 IN K & M VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF K & M - VENTURE RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183, IN COOK COUNTY, ILLINOIS, AS CORRECTED BY INSTRUMENT RECORDED DECEMBER 19, 1986 AS DOCUMENT 86603997, IN COOK COUNTY, ILLINOIS AND ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 AFORESAID; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 7, A DISTANCE 98.50 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 7, A DISTANCE OF 35.43 FEET TO THE WESTERN MOST SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF LOT 7, A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE EAST ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 123.50 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 140.55 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 AFORESAID.

PROPERTY ADDRESS: 1903-2029 N. Mannheim Road, Melrose Park, IL 60160

PIN: 12-33-301-024-0000; 12-33-301-028-0000

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## EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019.
2. Rights of Family Dollar Inc. under a lease made by IG Investment LLC, as lessor, and Family Dollar Inc., as lessee, for a term commencing April 29, 2004, and ending December 31, 2009, which lease was recorded March 11, 2005, as Document 0507018019, and the rights of any party claiming by, through or under said lessee. Said lease contains an option to extend for four additional terms of five years each.
3. A financing statement as follows: PF Melrose Park, LLC and PF Streeterville LLC, debtor, Western Equipment Finance, Inc., secured party, recorded on September 3, 2005 as Document No. 1524634084.
4. Terms, provisions and conditions contained in Lease by and between American National Bank and Trust Company of Chicago as Trustee of a Trust Agreement dated October 11, 1985 and known as Trust Number 65769, lessor, and K Mart Corporation, lessee, dated February 26, 1986 as disclosed by a memorandum recorded as document 87178888 and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by through or under said lessee. Assignment and Assumption of Lease recorded as document number 87178889.
5. An unrecorded lease with certain term, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease, V&V, LLC, lessor, Harbor Freight Tools USA, Inc., lessee, recorded on February 28, 2014 as Document No. 1405922105, beginning (not shown) and ending (not shown).

And all right thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

6. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease, V and V, LLC, lessor, Dollar Tree Stores, Inc., lessee, recorded on April 14, 2015 as Document No. 1510439048, beginning (not shown) and ending (not shown).

And all right thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease, V and V LLC, lessor, Famsa Financial, Inc., lessee, recorded on June 26, 2015 as Document No. 1517734078, beginning (not shown) and ending (not shown).

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And all right thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease, V and V LLC, lessor, Ross Dress For Less, Inc., lessee, recorded on May 16, 2018 as document number 1813610008, beginning (not shown) and ending (not shown).

And all right thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease, High Equity Partners L.P.-Series 88, being the successor in interest to Anthony Petrarka, who succeeded to the interest of American National Bank and Trust Number 65769, lessor, Highland Superstores Inc., lessee, recorded on May 17, 1989 as document number 89222174, beginning (not shown) and ending (not shown).

And all right thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

10. Covenants, conditions, restrictions and easements contained in Construction, Operation and Reciprocal Easement Agreement dated December 9, 1985 and recorded December 9m, 1985 as Document 85316185 made by and between American Nation Bank and Trust Company, as Trustee under Trust Number 65769, and May Department Stores Company, and as amended and supplemented by junior declaration of mutual and reciprocal easements, covenants and restriction dated August 14, 1987 and recorded August 14, 1987 as Document 87452704 made by and between American National Bank and Trust Company of Chicago, as Trustee un Trust Number 65769 and Anthony A. Petrarca and as assigned to High Equity Partners L.P. –Series 86, and as supplemented from time to time by junior reciprocal easement agreements for the various lots originally owned by American National Bank and Trust Company, as Trustee under Trust Number 65769, relating to easements for use of common areas; easements for perpetual access roads; easements for utility facilities; maintenance of common foundations and party walls; easements for pylon signs; plans and specifications; construction; maintenance, repair, alterations and restoration; parking; appearance of improvements.

Note: By assignment and assumption agreement recorded as Document 88004243 High Equity Partners L.P. –Series 86 assumes all right, title and interest of American National Bank and Trust Company of Chicago, as Trustee under Trust Number 657569.

Note: By assignment and assumption agreement recorded as Document 88004243 High Equity Partners L.P. –Series 86 assumes all right, title and interest of American National Bank and Trust Company of Chicago, as Trustee under Trust Number 657569.



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Amendment to Construction, Operation and Reciprocal Easement Agreement recorded March 10, 2014 and Document Number 92981425.

Amendment to Construction, Operation and Reciprocal Easement Agreement recorded March 10, 2014 and Document Number 1406929020.

11. Covenants, conditions and restrictions contained in instrument recorded as document number 87361320, 87660311.

Assignment and Assumption Agreement recorded as document number 88004244 and 88004245.

12. Rights of the following lessees under the unrecorded leases shown below and the rights of any party claiming by, through or under said lessees:

- (a) The Illinois Secretary of State, lease dated December 1, 2002;
- (b) Insure on the Spot, lease dated September 1, 2002;
- (c) Bobby's Bar, lease dated May 1, 2002;
- (d) Elite Café and Billiards, lease dated May 1, 2003;
- (e) Aventis Bio-Service, lease dated December 19, 2001;
- (f) Tattoo Artist Shop, lease dated October 1, 2003;
- (g) La Cabana Mexican Restaurant, lease dated July 1, 2003;
- (h) Check N' Go;
- (i) Planet Fitness;
- (j) Stella's Place; and
- (k) Melrose Place Salon

13. Easement for public utilities over the following parts of the land as shown on Plat of K & M – Venture Resubdivision Subdivision aforesaid recorded as document 85316183 and corrected by document number 86608997.

The East 24 feet and the West 20 feet and the South 23 feet and the Southeasterly 10 feet of Lot 3, the West 20 feet and South 10 feet of Lot 7, and various portions of Parcel 3.

14. Easement for the benefit of the Village of Melrose Part, its successors and assigns, to install, lay, erect, operated, maintain, repair and replace underground water mains in, under, along and across portions of the land for the purpose of serving the subdivision and the public in general with water service and the right to enter upon the land as reasonably necessary in connection with work being performed for such purposes as set forth in Plat of said Subdivision.

Affects the West 20 feet of Lot 3, the East 24 feet of Lot 3, 23 feet along the South line of Lot 3, and the Southeasterly 10 feet of Lot 3, and additional 10 foot strip and land running through Lot 3 as set forth on said Plat and certificate of correction, aforesaid, the West 20 feet and the South 10 feet of Lot 7, and various portions of Parcel 3.

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15. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns, to install, operate, maintain, repair, replace and remove from time to time facs for the underground transmission and distribution of electricity and sounds and signals in, under, along and across portions of the land together with the right to install required service connections in accordance with plans approved by the owner of the lot on which the connection is made under the surface of each lot serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to rights granted therein and the right to upon the subdivided property as reasonably necessary in connection with work being performed for such purposes, as set forth in Plat of said Subdivision .

Affects the West 20 feet of Lot 3, the East 24 feet of Lot 3, 23 feet along the South line of Lot 3 and an additional 10 foot strip of land running through Lot 3, as set forth on said Plat and certificate of correction aforesaid, the west 20 feet and the South 10 feet of Lot 7, and various portions of Parcel 3.

16. Easement for the benefit of Northern Illinois Gas Company, its successors and assigns, for the installation, operation, maintenance, repair, replacement and removal of underground gas mains and appurtenances in, under, along and across portions of the land for the purpose of serving the subdivision and other property, whether or not contiguous thereto and for the purpose of entering upon the subdivided property as reasonably necessary in connection with work being performed for such purposes, as set forth in Plat of Subdivision.

Affects the West 20 feet of Lot 3, the East 24 feet of Lot 3, 23 feet along the South line of Lot 3 and an additional 10 foot strip of land running through Lot 3, as set forth on said Plat and certificate of correction aforesaid, the west 20 feet and the South 10 feet of Lot 7, and various portions of Parcel 3.

17. Easements, covenants and restrictions contained in junior declaration of mutual and reciprocal easements, covenants and restrictions dated December 21, 1987 and recorded December 21, 1987 as Document 87668224 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 65769, and First American Bank of Riverside relating to the common area easements, perpetual access road easements, utility and construction easements, conditions relating to construction, maintenance, repair an alterations, mechanic liens, real estate taxes, parking.

Note: By assignment and assumption agreement recorded as Document 88004246 High Equity Partners L.P. –Series 86 assumes all right, title and interest of American National Bank and Trust Company of Chicago as Trustee under Trust Number 65769.

18. Easements, covenants and restrictions contained in junior declaration of mutual and reciprocal easements, covenants and restrictions dated August 14, 1987 and recorded August 14, 1987 as Document 87452704 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 65769, and Anthony A. Petrarca relating to the common area easements, perpetual access road easements, utility

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and construction easements, conditions relating to construction, maintenance, repair an alterations, mechanic liens, real estate taxes, parking.

19. Easements, covenants and restrictions contained in junior declaration of mutual and reciprocal easements, covenants and restrictions dated June 24, 1987 and recorded July 1, 1987 as Document 87361099 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 65769, and Seventh Dunkin Donuts Realty, Inc., relating to the common area easements, perpetual access road easements, utility and construction easements, conditions relating to construction, maintenance, repair an alterations, mechanic liens, real estate taxes, parking.

Note: By assignment and assumption agreement recorded as Document 88004248 High Equity Partners L.P. –Series 86 assumes all right, title and interest of American National Bank and Trust Company of Chicago as Trustee under Trust Number 65769.

23. Terms and conditions contained in easement agreement dated December 1, 1986 and recorded May 15, 1987 as Document 87264729 made by and between American National Bank and Trust Company of Chicago as Trustee under Trust Number 657689, and May Department Stores Company for the existence, use, maintenance, repair, removal and replacement of building improvement located mainly of Lot 2 in K and M – Venture Resubdivision and encroaching onto Lot 3 affects the following portions of Lot 3: 1. Commencing at the Northeast corner of Lot 3 in K and M – Venture resubdivision in the West  $\frac{1}{2}$  the Southwest  $\frac{1}{4}$  of Section 33, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1985 as Document 85316183; in Cook County Illinois; thence West along North line of said Lot 3 for 119.9 feet to the point of beginning; thence continuing of said North line of Lot 3 for 36.43 feet; thence South parallel to the east line of Lot 3 for 0.77 feet; thence East parallel to North line of Lot 3 for 36.43 feet; thence North parallel to the East line of Lot 3 for 0.77 feet to the point of beginning; 2. Commencing at the Northeast corner of Lot 3 in K and M – Venture Resubdivision in the West  $\frac{1}{2}$  or the Southwest  $\frac{1}{4}$  of section 33, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1985 as Document 86-312183; in Cook County, Illinois; thence West along North line of said Lot 3 for 156.33 feet, thence North along lot line of Lot 3 for 120.00 feet to the point of beginning; thence West along North line of Lot 3 for 68.76 feet; thence South along line of Lot 3 for 0.77 feet; thence East parallel to North line of Lot 3 for 68.67 feet; thence North along line of Lot 3 for 0.77 feet to the point of beginning.
24. (a) Terms, provisions, and conditions relating to the easements described as Parcels 2, 3, 4 and 5 contained in the instruments creating said easements. (b) Rights of adjoining owner or owners to the concurrent use of said easements.
25. Rights of adjoining owners to the maintenance and continued use of the storm and sanitary sewer lines located on the property as depicted on the survey prepared by Webster, McGrath and Ahlberg, job no. 39365, dated August 9, 2004.

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26. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

Property of Cook County Clerk's Office