

Property of Cook County Clerk's Office

24 357 973

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LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 19th day of January, 1978, between OTIC CORPORATION, a New York corporation having an office at 866 United Nations Plaza, New York, New York, party of the first part, and CORO REAL ESTATE CORPORATION N.V., a Netherlands Antilles corporation having an office c/o Amway Investments, Via Cantonale 16, Lugano Switzerland, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the real estate situated in the Village of Oak Lawn, County of Cook, and State of Illinois, described in Schedule A attached hereto and made a part hereof, together with the tenements and appurtenances thereto belonging.

Subject to the matters (hereinafter referred to as "Exceptions"), set forth in Schedule B attached hereto and made a part hereof.

To have and to hold the same unto said party of the second part, and to the proper use, benefit, and behoof, forever, of said party of the second part.

The party of the first part, for itself and its successors, does represent and warrant to the said party of the second part, and its successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby

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177820

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MARIOTI DEPT. OF REVENUE
* * * 1900.00

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COOK COUNTY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MARIOTI DEPT. OF REVENUE
* * * 973.00

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COOK COUNTY

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granted are, or may be, in any manner encumbered or charged, except for the Exceptions; and that, except as aforesaid, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

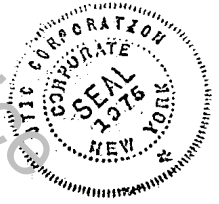
IN WITNESS WHEREOF, said party of the first part has caused this instrument to be executed on behalf of the party of the first part by Roberto Riva, President of the party of the first part, the day and year first above written.

ATTEST:

Jonathan M. Loh
Asst Sec'y

OTIC CORPORATION

By [Signature] President



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Property of Cook County Official

SCHEDULE A

Parcel 1.

That part of the following described land lying North of a line lying 250 feet North of and parallel with the hereinafter mentioned South line of Section 3; said land being a tract commencing at a point on the south line of Section 3, Township 37 North Range 13 East of the third principal meridian, hereinafter described, said point being 165.96 feet West of the Southeast corner of a certain tract of land described as follows:

That part of the West 1/2 or the South West 1/4 of said Section lying South of the Chicago and Strawn RRCO (now Wabash Railroad Company) right of way excepting therefrom the East 11.40 acres conveyed by warranty deed dated October 15, 1921 to John Tibstra and Hattie Tibstra, his wife, recorded as document number 7301002; thence running North 665.44 feet to a point which is 165.68 feet West of the East line of the above described tract of land; thence running West, 165.68 feet; thence running South, 665.27 feet to the South line of said Section 3, aforesaid; thence running East on the South line of said Section 165.96 feet to the point of beginning (excepting from above described premises that part lying south of a line 50 feet North of and parallel with the South line of Section 3, aforesaid) in Cook County, Illinois.

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Parcel 2:

A part of the following described land lying South of a line 250 feet North of and parallel with the hereinafter mentioned South line of Section 3, said line being a tract commencing at a point on the South line of Section 3, Township 37 North, Range 13 East of the third principal Meridian, hereinafter described, said point being 165.96 feet West of the South East corner of a certain tract of land described as follows:

That part of the West 1/2 of the South West 1/4 of said Section lying South of the Chicago and Strawn Railroad Company (now Wabash Railroad Company) right of way excepting therefrom the East 11.40 acres conveyed by warranty deed dated October 15, 1921 to John Tibstra and Hattie Tibstra, his wife, recorded as document number 7301002; thence running North 665.44 feet to a point which is 165.68 feet West of the East line of the above described tract of land; thence running West 165.68 feet; thence running South 665.27 feet to the South line of said Section 3, aforesaid; thence running East on the South line of said Section 165.96 feet to the point of beginning (excepting from above described premises that part lying south of a line 50 feet North of and parallel with the South line of Section 3 aforesaid) all in Cook County, Illinois.

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SCHEDULE B

PERMITTED TITLE EXCEPTIONS

1. Taxes for the years 1977 and 1978.

NOTE: 1977 taxes not delinquent before March 2, 1978
1978 taxes not delinquent before March 2, 1979

Permanent Tax Nos. 24-03-313-047, Parcel 1, 24-03-313-046
Parcel 2.

2. Easement in, upon, under, over and along the East 5 feet of the 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 of said equipment as created by grant to The Commonwealth Edison Company and The Illinois Bell Telephone Company recorded January 27, 1969 as document 20739394.

3. Easement made by LaSalle National Bank as Trustee under Trust No. 4342 to The Commonwealth Edison Company dated July 25, 1969 and recorded July 31, 1969 as document 2016704 granting an easement for public utilities to install electric facilities in and upon the premises.

4. Agreement regulating parking of motor vehicles and control of motor vehicle traffic in the Village of Oak Lawn, Illinois recorded May 18, 1972 as document 21907260.

5. Terms, provisions and conditions of the reciprocal easement agreement dated March 15, 1973 and recorded April 6, 1973, as document 22278632 between LaSalle National Bank as Trustee under Trust Nos. 2795 and 4342, wherein the former land Trust conveyed to the latter land Trust an easement for and egress over and across the East 20 feet of said land.

6. Terms, provisions and conditions of the reciprocal easement agreement dated March 15, 1973 and recorded April 6, 1973, as document 22278632 between LaSalle National Bank, as Trustee under Trust Nos. 2795 and 4342 wherein the former land Trust conveyed to the latter land Trust an easement for ingress and egress over and across the South 140 feet of said land (except the East 20 feet thereof).

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7. The following described leases:

<u>Tenant Name</u>	<u>Lease and/or Rider Date</u>	<u>Commence- ment Date</u>	<u>Termination Date</u>
Moore Business Parks	3/20/69	9/1/69	8/31/79
East-Central Invest- ment Company, Inc.	2/14/69	7/1/69	6/30/79
Mortgage Associates Inc.	8/28/70	9/1/70	6/30/79
Mortgage Associates, Inc.	3/1/76	4/1/76	6/30/79
Diversified Systems, of Ill., Inc.	5/15/74	6/6/74	6/15/77
George Frank (attorney)	1/21/77	2/1/77	1/31/80
Drs. Petrie and Salmon	2/10/69	8/1/69	7/31/79
Dr. T. Hoeltgen	6/30/74	9/1/74	8/31/79
Dr. M. Carroll	2/22/72	6/1/72	5/31/82
Hospital Service Corp.	2/10/69	6/1/69	5/31/79
Dr. T. Hoeltgen	8/11/75	9/15/75	8/31/79
Dr. C. Stavrokos	1/20/72	4/3/72	3/31/77
New York Life Ins. Co.	9/6/68	9/1/69	8/31/79
New York Life Ins. Co.	5/15/75	5/1/75	8/31/79
New York Life Ins. Co.	5/6/77	9/1/77	8/31/79
Malatt & Stone (attorneys)	6/10/69	7/1/69	6/30/77
NuFone Service, Inc.	11/1/73	12/1/73	11/30/78
Metropolitan Life Ins. Co.	9/2/75	12/1/75	11/30/80
Medical Information Service, Inc.	12/1/74	1/1/75	12/31/79
Commonwealth Life & Acc. Ins.	4/1/75	7/1/75	6/30/80
Dr. Fitzgerald	9/23/75	11/1/75	10/31/78
Dr. F. Wilkie	9/15/75	11/1/75	10/31/78
General American Life Ins.	7/1/76	10/1/76	9/30/79

NOTE: Certain of the above leases contain options to extend the Termination Dates beyond the dates above set forth.

8. Laundry Room Lease Agreement made by LaSalle National Bank, as Trustee under Trust 45703, lessor, and Maredex Coin Laundry Associates, lessee, recorded April 1, 1975 as document 23036223.

9. Lease disclosed by memorandum recorded April 23, 1976, as document 23460517 made by Steven L. Amdur, Realty Agent for Lessor and Metropolitan Life Insurance Company Lessee, demising the land for a 5 year term ending November 30, 1980.

NOTE: Said lease contains an option to renew for one 5 year term.

10. Rights of the Public, the Village of Oak Lawn and the State of Illinois in and to that part of Parcel I used for West 94th Street as disclosed by Survey by Paul Lotz dated October 11, 1977 Order No. 77-10-3.
11. Encroachment of the fence a distance of 0.32 feet over that part of Parcel I used by the Public, as disclosed by the aforesaid survey.
12. Encroachment of the west face of an iron fence post a distance of 0.08 feet over and upon the land west and adjacent to Parcel 1, as disclosed by the aforesaid survey.
13. Additional unrecorded leases, other than those aforementioned, which may have been executed subsequent to September 20, 1977.
14. Rights and claims of parties in possession not shown by public records.
15. Easements and claims of easements not shown by public records.
16. Taxes or special assessments which are not shown as existing liens by the public records.
17. Mortgage in the principal amount of \$1,388,000 dated this date made by OTIC Corporation to Oaklawn Holding, Inc. and intended to be recorded prior to the recordation hereof in the office of the Clerk of Cook County, Illinois.

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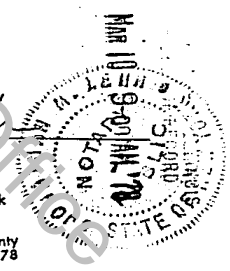
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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 19th day of January, 1978, before me personally came Roberto Riva, to me known, who being by me duly sworn, did depose and say that he resides at 50 Rockman Plaz, New York, N.Y. 10017; that he is the President of OTIC Corporation, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like authority.

Jonathan M. Lehr
Notary Public

JONATHAN M. LEHR
Notary Public, State of New York
No. 60-7478360
Qualified in Westchester County
Certificate filed in New York County
Commission Expires March 30, 1978



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