

3110 - Lincolnwood, Illinois

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of October, 1987 between Susan Sandelman as Trustee of the Aleff Trust, party of the first part, and Sanford Sandelman as Trustee of the Roseff Trust having an address at 6 Oneida Road, Scarsdale, New York 10583, party of the second part.

WITNESSETH, that said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its heirs, executors, administrators, successors and assigns, FOREVER, an undivided seven and one half (7 1/2%) percent interest in and to the following described land, situate in the County of Cook and State of Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof, subject to those items shown on Exhibit B attached hereto and made a part hereof.

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 demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part, its heirs, executors, administrators, successors and assigns forever.

And the said party of the first part, for itself and its heirs, executors, administrators, successors and assigns does covenant, promise and agree, to and with the said party of the second part, its heirs, executors, administrators, 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 incumbered or charged, except as herein recited; and that 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 executed this Indenture the day and year first above written.

Susan Sandelman
Susan Sandelman as Trustee
Aleff Trust

14⁰⁰

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
Cook County
87668831

IT 264416

This Instrument Prepared By
and to be Returned to:
Kin Properties, Inc.
200 Central Park Avenue
Hartsdale, New York 10530

BOX 333-GG

D.H.O
Index # 10 35-135-004, 10-35-135-005, 10-35-135-004 All
Street Address - 3600 West Pratt Avenue, Lincolnwood, Illinois

EXHIBIT "A"Legal Description:

That part of Lot 1 and Lot 2 in the Superior Court Partition of the South 36.15 Acres of the Northwest 1/4 of Section 35, Township 41 North, Range 13 East of the 3rd Principal Meridian, together with that part of the 18.08 Acres South of and adjoining the North 26.11 Acres of the South 1/2 of the Northwest 1/4 of Section 35, Township 41 North, Range 13 East of the 3rd Principal Meridian, described as follows: Beginning at the intersection of the North line of Pratt Avenue with the West line of North Central Park Avenue (said North line being 40 feet North of and parallel with the South line of the Northwest 1/4 of said Section 35 and said West line being 33 feet West of and parallel with the East line of the Northwest Quarter of said Section 35); thence North along said West line of North Central Park Avenue, a distance of 632.07 feet to a point 13.57 feet North of the North line of South 1/2 of the South 1/2 of Northwest 1/4 of said Section 35; thence Southwesterly on a straight line, forming an angle of 82°30' from South to West with the said West Line of North Central Park Avenue, a distance of 152.03 feet; thence Southwesterly on a curved line, convexed Northwesterly, tangent to last described straight line, and having a radius of 392.07 feet a distance of 30 feet (Arc), to an intersection with a line drawn parallel with the West line of said North Central Park Avenue; thence North along last described parallel line, a distance of 232.50 feet, to a point on the South Line of the North 26.11 Acres of the South 1/2 of the Northwest 1/4 of said Section 35, which is 180.35 feet (measured along said line of the North 26.11 Acres) West of the West line of North Central Park Avenue; thence West along last described line, a distance of 59.26 feet, to an intersection with the Easterly right of way line of the Chicago and Northwestern Railroad; thence Southwesterly along said right of way line, a distance of 922.47 feet, to the North line of said Pratt Avenue; thence East along said North line of Pratt Avenue; a distance of 586.33 feet to the point of beginning, all in Cook County, Illinois.

Together with:

The West 1.24 of the following described real estate, to-wit:

A tract of land being part of the 18.08 acres South of and adjoining the North 26.11 acres of the South 1/2 of the Northwest 1/4 of Section 35, Township 41 North, Range 13, East of the 3rd Principal Meridian, in Cook County, Illinois, said tract of land being described as follows:

Beginning at a point on the West line of North Central Park Avenue, said West line being 33 feet West of and parallel with the East line of said Northwest 1/4 of Section 35 and said point being 13.57 feet North of the North line of the South 1/2 of the South 1/2 of said Northwest 1/4 of Section 35, and running thence North along said West line of North Central Park Avenue, a distance of 212.26 feet to the South line of the North 26.11 acres of the South 1/2 of the Northwest 1/4 of said Section 35; thence West along last described line, a distance of 180.35 feet; thence South along a line drawn parallel with said West line of North Central Park Avenue a distance of 232.50 feet to a point on the Northerly line of an easement for switch track, being a curved line convexed Northwesterly and having a radius of 392.07 feet; thence North-easterly along said curved line, a distance of 30.0 feet (arc); thence Northeasterly on a straight line, tangent to last described curved line, a distance of 152.03 feet to the point of beginning in Cook County, Illinois.

87668831

EXHIBIT "B"

PERMITTED ENCUMBRANCES

- (1) Use and occupancy covenants, conditions and restrictions of record.
- (2) Private, public, utility and drainage easements and rights of way of record.
- (3) Building and building line restrictions.
- (4) Special taxes and assessments for improvements not yet completed.
- (5) Installments not due on the date hereof of any special taxes or assessments for improvements heretofore completed.
- (6) General taxes for the year 1983 and subsequent years.
- (7) Building and zoning laws or ordinances.
- (8) Roads and highways.
- (9) Matters of survey.

87668831

UNOFFICIAL COPY

8766831

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

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Susan Sandelman, personally known to me to be the Trustee of the Aleff Trust, and 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 as such Trustee, she signed and delivered the said instrument on behalf of the Aleff Trust, as her free and voluntary act, and as the free and voluntary act and deed of said Trust for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of October, 1987.



Notary Public

Commission expires: _____

MARY D. MARTIN
Notary Public, State of New York
No. 47466
Qualified in Westchester County
Term Expires March 30, 1988

8766831

Property of Cook County Clerk's Office