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EHB-5216

12/26/86

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 1986, between RIVER LAND ASSOCIATES, an Illinois general partnership ("Grantor"), and THE VILLAGE OF LANSING, ILLINOIS ("Grantee").

WITNESSETH:

THAT Grantee, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantor, its successor and assigns, FOREVER, all of that certain real property situated in Cook County, Illinois, being more particularly described Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property"), subject, however, to those matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"),

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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, does 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 Property is, or may be, in any, manner encumbered or charged, except as herein recited, and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor will WARRANT AND DEFEND, subject, however, to the Permitted Exceptions.

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

RIVER LAND ASSOCIATES, an Illinois
general partnership

By: Michael D. Allen
Attorney in fact (Title)

Permanent Real Estate Index Numbers:

30-19-300-005 ^{w/2 SW 1/4} (Affects part of the land and other property not hereby affected)

30-19-301-003 ^{w/2 SW 1/4} (Affects part of the land and other property not hereby affected)

Box 15

OLSEN 98

216787

N 24 13135

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Property of Cook County Clerk's Office

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30-19-301-004 (Affects part of the land)

30-19-100-013 (Affects part of the land)

Address of Real Estate: 170th Street and Torrence Avenue
Lansing, Illinois

THIS INSTRUMENT WAS PREPARED BY:

Elizabeth H. Belkin, Esq.
Neal, Gerber & Eisenberg
208 South LaSalle Street
Suite 900
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

First National Realty
910 W. Van Buren
Chicago, Ill.
60607

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Barbara M. McHugh, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Michael D. Sher, personally known to me to be the Managing Partner of RIVER LAND ASSOCIATES, an Illinois general partnership, and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Partner he signed and delivered the said instrument pursuant to authority given by the remaining partners of the partnership as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of December, 1986.

Barbara M. McHugh
Notary Public

My Commission Expires: 2/1/88

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL C:

All that part of the West 1/2 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian, lying South of the center line of the Little Calumet River; lying West of the West line of the 100 foot strips of land conveyed to the South Chicago and Southern Railroad Company by Warranty Deed recorded November 20, 1886 as Document #774 103 and Warranty Deed recorded August 23, 1886 as Document #746 595 and lying Southeastern of the Southeastern right-of-way line of the Public Service Company of Northern Illinois as established by Quit Claim Deeds recorded September 17, 1926 as Document #9 404 921; Quit Claim Deed recorded July 24, 1926 as Document #9 350 315 and Warranty Deed recorded May 1, 1924 as Document #8 393 986 (except those portions thereof taken by the County of Cook for widening of 170th Street) all in Cook County, Illinois.

Permanent Tax Numbers:

^{w 1/2 SW 1/4}
30-19-300-005

Volume: 225

(Affects part of the land and other property not here in question)

^{w 1/2 SW 1/4}
30-19-301-003

(Affects part of the land and other property not here in question)

^{E 1/2 SW 1/4}
30-19-301-004

(Affects part of the land)

^{w 1/2 NW 1/4}
30-19-100-013

(Affects part of the land)

69920028

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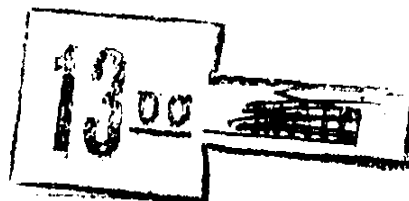
EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the year 1986 and subsequent years not yet due and payable.
2. An easement in favor of The Metropolitan Sanitary District of Greater Chicago for a tunnel system, recorded August 18, 1983, as document no. 26,739,188.
3. Road and Utility Reciprocal Easement Agreement dated July 31, 1985, between Amalgamated Trust & Savings Bank, as Trustee under Trust No. 4951, Lansing Landings Shopping Center Partnership, Ltd. and River Land Associates, recorded August 16, 1985, as Document No. 85,149,084, and the terms, provisions and conditions therein contained. Amendment recorded September 30, 1986, as Document No. 86,446,672.
4. Drainage Easement Agreement dated July 31, 1985, between Amalgamated Trust & Savings Bank, as Trustee under Trust No. 4951, Lansing Landings Shopping Center Partnership, Ltd. and River Land Associates, recorded August 16, 1985, as Document No. 85,149,085, and the terms, provisions and conditions therein contained.
5. Memorandum of Agreement dated July 31, 1985, between River Land Associates, First National Realty & Development Company, Inc., Lansing Landings Shopping Center Partnership, Ltd., Demetrios Dellaportas and Amalgamated Trust & Savings Bank, as Trustee under Trust No. 4951, recorded August 16, 1985, as Document No. 85,149,086 and the terms, provisions and conditions therein contained.
6. Rights of the United States of America, the State of Illinois, the municipality and the public, in and to that part of the land falling in the bed of the Little Calumet River; also rights of the adjoining property owners in and to the free and unobstructed flow of the water thereof.

DEPT 01 RECORDING \$13.00
T#3333 TRAJ 0980 01/06/87 15:37:00
#1892 # P 87-007669
COOK COUNTY RECORDER

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007130
Cook County
REAL ESTATE TRANSFER TAX
JAN-07 001.00

007134
Cook County
REAL ESTATE TRANSFER TAX
JAN-07 999.00

007135
Cook County
REAL ESTATE TRANSFER TAX
JAN-07 718.00

007137
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-07 001.00

007138
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-07 718.00

007139
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-07 999.00

Property of Cook County Clerk's Office