

87362722

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 1987, 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 Grantor, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does DEMISE, RELEASE, ALIEN and CONVEY unto Grantee, its successor and assigns, FOREVER, all of that certain real property situated in Cook County, Illinois, being more particularly described in 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 incumbered 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: River Land Development, Inc.,
an Illinois corporation,
General Partner

By: [Signature]
Vice President

THIS INSTRUMENT WAS PREPARED BY:

Cathleen M. Bishop, Esq.
Neal, Gerber & Eisenberg
208 South LaSalle Street
Suite 900
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

First National Realty & Development Co.
415 N. LaSalle
Chicago, Ill.

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

87362722

STATE OF ILLINOIS
 DEPT OF REVENUE
 REAL ESTATE TRANSFER TAX

RECEIVED JUL 1 1998
 17415

725.00

Cook County REAL ESTATE TRANSACTION TAX

RECEIVED JUL 1 1998
 513304

900.00

Cook County REAL ESTATE TRANSACTION TAX

RECEIVED JUL 1 1998
 513305

725.00

Cook County REAL ESTATE TRANSACTION TAX

RECEIVED JUL 1 1998
 513306

900.00

Cook County REAL ESTATE TRANSACTION TAX

RECEIVED JUL 1 1998
 513307

STATE OF ~~ILLINOIS~~ ^{New York} §
COUNTY OF ~~COOK~~ ^{New York} §

I, Anna F. McKernan a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William A. Rosenbalt, personally known to me to be the Vice President of River Land Development, Inc., an Illinois corporation and general 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 1st day of July, 1987.

Anna F. McKernan
Notary Public

My Commission Expires: _____

CMB2-101

ANNA F. MCKERNAN
Notary Public, State of New York
No. 7853465
Qualified in New York County
Commission Expires March 30, 1988

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL B:

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 Northwesterly of the Northwesterly right-of-way line of the Public Service Company of Northern Illinois as established by Warranty Deed recorded May 1, 1924 as Document #8 393 986; lying North of a line distant 2319.72 feet North of and parallel with the South line of the Southwest 1/4 of said Section 19 and lying Easterly of the Easterly right-of-way line of Torrence Avenue as established by Deed recorded October 4, 1961 as Document #18 293 853 (excepting therefrom that part of Old Torrence Avenue falling East of the Easterly line of Torrence Avenue as established by said Document #18 293 853) in Cook County, Illinois.

P.I.N.: 30-19-300-005 (affects part of the land and other property not here in question)

30-19-100-007 (affects part of the land)

Street Address: 170th Street and Torrence Avenue
Lansing, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. An easement in favor of Commonwealth Edison Company for electrical transmission lines and incidental purposes recorded November 14, 1969, as document 21,013,007.
2. An easement in favor of the Metropolitan Sanitary District of Greater Chicago for a tunnel system recorded August 18, 1983, as document 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 Landing Shopping Center Partnership, Ltd., and River Land Associates, recorded August 16, 1985, as document 85,149,084.
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 85,149,085.
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 Dellaportis and Amalgamated Trust and Savings Bank, as Trustee under Trust No. 4951, recorded August 16, 1985, as document 85,149,086.
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.

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DEPT. OF RECORDS & CLERK'S OFFICE \$13.00
181111 TRIM LINE 1/26/87 16 33 00
#7670 WTS. # 87-142722
COOK COUNTY RECORDER

1300