

UNOFFICIAL COPY



STATE OF ILLINOIS  
REAL ESTATE TRANSFER

MAR 2 '89 DEPT. OF REVENUE 999.00

27.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SAGA RESTAURANTS, INC., a corporation of Delaware, having an address at c/o Marriott Corporation, 10400 Fernwood Road, Bethesda, Maryland 20058 (the "Grantor") for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant and convey to THE GROUND ROUND INC. a corporation of Delaware, having an address at 541 Main Street, North Weymouth, Massachusetts 02190 (the "Grantee") all right title and interest of the Grantor in and to the land situated in the County of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said land with all the privileges and appurtenances belonging thereto, unto the Grantee, its successors and representatives forever.

Grantor, for itself and its successors, represents and warrants that it has not done or caused to be done anything whereby the land hereby granted has been alienated or encumbered in any way whatsoever, except for the matters set forth on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed and its corporate seal to be affixed by its duly authorized officer this 23<sup>rd</sup> day of February, 1988.

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
MAR 2 '89  
999.00

SAGA RESTAURANTS, INC. a corporation of Delaware

Attest:  
By: Shirley Evans  
Name: Shirley S. Evans  
Title: Secretary

By: William W. McCaskey  
Name: William W. McCaskey  
Title: Vice President

This Instrument Prepared By: Robert E. Gordon  
Mayer, Brown & Platt  
190 S. LaSalle Street  
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX  
Calumet City - City of Homes \$2032.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
999.00

88C-90766

71-19-026, 71-19-034, 71-19-031, 71-19-032, 71-19-073 D1

MAIL TO: Box 333 Attn. Mascot Bay MLC 0440

BOX 333-HV

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Property of Cook County Clerk's Office

33434

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAR2 '88  
CA 11427



999.00

33435

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAR2 '88  
CA 11427



983.00

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# UNOFFICIAL COPY

STATE OF MARYLAND )  
                          ) ss.  
COUNTY OF MONTGOMERY)ss

On this the 23<sup>rd</sup> day of February, 19 88, before me, the undersigned officer, personally appeared William J. McCarten and Shirley J. Evans, who acknowledged themselves to be the Vice President and Secretary of SAGA RESTAURANTS, INC., a Delaware corporation, and that as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

In witness whereof I hereunto set my hand and official seal.

[SEAL]

Gail M. Lynn  
Notary Public

My Commission Expires:

GAIL M. LYNN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 1, 1990

LAW001:NOTARY:MARRIOTT

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1988 MAR -2 PM 1:56

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Property of Cook County Clerk's Office

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11/11/2008 10:00 AM

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## EXHIBIT A

### 1. ARLINGTON HEIGHTS PARCEL

LOT 1 IN THE RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NO. 12, A RESUBDIVISION OF LOTS 2 AND 3 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 9, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

permanent real estate index number: 03-07-102-010-0000 *P.25.0*  
address of property: 1331 W. Dundee Road  
Arlington Heights, Illinois

### 2. CALUMET CITY PARCEL

THAT PART OF LOT 1 IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 24 AND THAT PART OF LOT 1 (LYING NORTH OF THE LITTLE CALUMET RIVER) IN THE SUBDIVISION OF THE SOUTH WEST 1/4 OF SAID SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING ON THE NEW SOUTH RIGHT OF WAY LINE OF 159TH STREET, AS DEDICATED BY DOCUMENT NO. 25546780, A DISTANCE OF 278.47 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE PENN. CENTRAL RAILROAD; THENCE DUE SOUTH 43 FEET; THENCE DUE EAST 31 FEET; THENCE DUE SOUTH 277 FEET; THENCE DUE WEST 300.82 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 09 SECONDS WEST 76.67 FEET; THENCE DUE NORTH 249.10 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PARK AVENUE AS DEDICATED BY DOCUMENT NO. 24296287, TO THE SOUTH LINE OF THE NEW 159TH STREET RIGHT OF WAY; THENCE DUE EAST 22.14 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 15 SECONDS EAST 100.12 FEET; THENCE DUE EAST 186.87 FEET ALONG THE NEW SOUTH RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

permanent real index number: 29-24-100-028-0000 *C.A.S.*  
address of property: 1985 River Oaks Road  
Calumet City, Illinois

### 3. CHICAGO RIDGE PARCEL

#### PARCEL 1:

LOT 3 IN CHICAGO RIDGE MALL SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER RING ROAD AND ACCESS ROAD AS DESCRIBED IN FUTURE DEVELOPMENT PARCELS AGREEMENT RECORDED AS DOCUMENT 25484411, AND A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PARKING AS DEFINED IN OPERATING AGREEMENT RECORDED AS DOCUMENT 25484410 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 28, 1981 AND RECORDED JANUARY 12, 1982 AS DOCUMENT 26109859.

permanent real estate index number: 24-07-216-019-0000 *B.A.C.*  
address of property: 9600 Ridgeland Avenue  
Chicago Ridge, Illinois

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## 4. MATTESON PARCEL

### PARCEL 1:

LOT 7 IN TOWNCENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CORRECTION OF TOWNCENTER SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, (THE "PUBLIC OFFICE") ON JUNE 24, 1982 AS DOCUMENT NUMBER 26270570 IN COOK COUNTY, ILLINOIS

### PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF, AND APPURTENANT TO, LOT 7 FOR INGRESS, EGRESS, DELIVERY, PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AND THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF UTILITY LINES, CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED SEPTEMBER 28, 1981 ("REAOA") FILED FOR RECORD IN THE PUBLIC OFFICE, ON OCTOBER 9, 1981 AS DOCUMENT NUMBER 26024548, WHICH REAOA WAS AMENDED BY THAT CERTAIN FIRST RESTATMENT OF RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED AS OF SEPTEMBER 28, 1981 ("FROREAOA") FILED FOR RECORD IN THE PUBLIC OFFICE, ON FEBRUARY 10, 1983 AS DOCUMENT NUMBER 26503823, IN, OVER, ALONG, ACROSS AND UNDER THE "COMMON AREAS" OF THE DEVELOPER'S PARCEL, THE TRU PARCEL AND THE OUTPARCELS, ACCORDING TO THE PLAT OF CORRECTION OF TOWNCENTER SUBDIVISION, AS AFORESAID. ALL AS DEFINED IN THE FROREAOA OR AS SHOWN ON THE SITE PLAN ATTACHED TO THE FROREAOA AND MARKED "SCHEDULE C".

### PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO LOT 7 AS SET FORTH IN EASEMENT AND OPERATION AGREEMENT DATED SEPTEMBER 30, 1983 AND RECORDED JULY 14, 1983 AS DOCUMENT NUMBER 26666313 FOR INGRESS, EGRESS, PASSAGE, DELIVERY AND PARKING OF VEHICLES, PASSAGE AND ACCOMODATION OF PEDESTRIAN AND THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF UTILITY LINE AS CREATED BY THAT CERTAIN EASEMENT AND OPERATION AGREEMENT

### PARCEL 4:

NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENTS KNOWN AS NUMBERS 22884 AND 23207 AND SACA PROPERTY MANAGEMENT CORPORATION DATED SEPTEMBER 28, 1983 AND RECORDED NOVEMBER 29, 1983 AS DOCUMENT 26878023 FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PASSAGE AND DELIVERY TO AND FROM CICERO AVENUE OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 6 IN TOWNCENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF LOT 6 AFORESAID 215.65 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 49 SECONDS WEST PERPENDICULARLY TO THE SOUTH LINE OF LOT 6 AFORESAID 13.00 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 25.00 FEET, CONVEX TO THE NORTH WEST AND TANGENT TO THE LAST DESCRIBED LINE AND WHOSE CHORD BEARS NORTH 44 DEGREES 58 MINUTES 11 SECONDS EAST TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 6 AFORESAID 189.26 FEET TO A POINT ON THE WEST LINE OF CICERO AVENUE PER CIRCUIT COURT CASE NUMBER 66L12651; THENCE SOUTH 2 DEGREES 07 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE OF CICERO AVENUE 38.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

permanent real estate index number 31-21-400-017-0000 <sup>HAD</sup>  
address of property: 200 Town Center  
Matteson, Illinois

88190766

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## 5. MELROSE PARK PARCEL

### PARCEL 1:

THE EAST 200 FEET OF THE WEST 410 FEET OF THE SOUTH 280 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR OPERATING SANITARY SEWER MAINS, PIPES AND LINES APPURTENANT TO PARCEL 1 AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 25, 1985 AS DOCUMENT 85074780 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY

THE EAST 320 FEET OF THE WEST 350 FEET OF THE NORTH 15 FEET OF THE SOUTH 295 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, A DISTANCE OF 104.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION IN COOK COUNTY, ILLINOIS

### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING AS CREATED BY GRANT OF RECIPROCAL EASEMENTS FOR USE OF PARKING AREAS RECORDED APRIL 4, 1983 AS DOCUMENT 26556722 UPON, OVER AND ACROSS A PORTION OF THE LAND DENOTED AS "A-1" SHOWN EXHIBIT "A" ATTACHED THERETO

### PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING AS CREATED BY GRANT OF RECIPROCAL EASEMENTS FOR USE OF PARKING AREAS RECORDED APRIL 4, 1983 AS DOCUMENT 26556723 UPON, OVER, AND ACROSS A PORTION OF LAND DENOTED AS "A-2" SHOWN ON EXHIBIT "A" ATTACHED THERETO.

permanent real estate index number: 12-34-405-022-0000 <sup>14.12.0</sup>  
address of property: 1315 W. North Avenue  
Melrose Park, Illinois

85074780

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## 6. ORLAND PARK PARCEL

### PARCEL 1:

LOT 1 IN SAGA SUBDIVISION, BEING A TRACT OF LAND IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501619

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY INSTRUMENT DATED NOVEMBER 29, 1982 AND RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501621 OVER AND UPON THE WEST 8 FEET OF THE SOUTH 203 FEET OF THE NORTH 243 FEET OF THE WEST 35 FEET OF THE EAST 378 FEET LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF MANNHEIM ROAD, AS DEDICATED, OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT BY VEHICULAR AND PEDESTRIAN TRAFFIC FOR INGRESS, EGRESS AND PARKING CREATED BY GRANT OF RECIPROCAL EASEMENT RECORDED FEBRUARY 9, 1983 AS DOCUMENT 26501621 OVER AND ACROSS THE FOLLOWING DESCRIBED LAND IMPROVED FOR VEHICULAR PARKING AND PEDESTRIAN SIDEWALKS AND WALKWAYS:

THE SOUTH 393.0 FEET OF THE NORTH 443.0 FEET (EXCEPT THE WEST 660.0 FEET THEREOF) AND (EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES FOR LAGRANGE ROAD (KEAN AVENUE) ACCORDING TO DOCUMENT NO. 10123563 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS) OF MANNHEIM ROAD (ALSO KNOWN AS LAGRANGE ROAD OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

LOT 13 IN ORLAND CENTER SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

permanent real estate index number: 27-16-201-015-0000-<sup>A.B.C.</sup> 21  
property address: 15300 S. LaGrange Road  
Orland Park, Illinois

8910158



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## EXHIBIT B

Those matters shown on Chicago Title Insurance Company policy nos. 71-19-073, 71-19-028, 71-19-033, 71-19-031, 71-19-030, and 71-19-032.

Property of Cook County Clerk's Office

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