

15.00

COOK COUNTY 016



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OFFICE OF REVENUE  
6 2 5 2 5

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, MATTESON ASSOCIATES LIMITED PARTNERSHIP, an Indiana limited partnership, (Grantor) hereby grants, bargains, sells, and conveys unto K-MART CORPORATION, a Michigan corporation, (Grantee), its successors and assigns, with special warranty covenants, all that certain real estate situated in Cook County, Illinois, set out and described as follows:

SEE ATTACHED EXHIBIT "A".  
SUBJECT TO THE ITEMS SHOWN ON ATTACHED EXHIBIT "B".

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, forever and said Grantor for itself, its successors and assigns, does hereby covenant, promise and agree to and with Grantee that it will warrant and forever defend the same unto its successors and all or every person or persons whosoever lawfully claiming or to claim the same, or any part thereof, by, through or under it, but not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary actions for the making of such conveyance have been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 14<sup>th</sup> day of APRIL, 19 88.

MATTESON ASSOCIATES LIMITED PARTNERSHIP,  
an Indiana limited partnership

BY: MATTESON SIMON CORPORATION,  
an Indiana Corporation, its  
General Partner

BY: [Signature]  
J. L. GERSHMAN, Vice Pres.

[Signature]  
Attest  
R. L. FOXWORTHY

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OFFICE OF REVENUE  
6 2 5 2 5

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# UNOFFICIAL COPY

STATE OF INDIANA )  
                          ) SS.  
COUNTY OF MARION )

Before me, the undersigned authority, on this day personally appeared JERRY GERSHMAN, to me personally known as the VICE PRESIDENT of MATTESON SIMON CORPORATION, an Indiana corporation, which is the sole general partner of MATTESON ASSOCIATES LIMITED PARTNERSHIP, an Indiana limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Partnership.

WITNESS my hand and notarial seal this 14<sup>TH</sup> day of APRIL, 1988.

Karen Fair

Notary Public

KAREN FAIR

My Commission Expires: May 6, 1991

County of Residence: Marion

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1988 APR 21 PM 3:03

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Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

A tract of land in the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West right of way line of Governors Highways as dedicated, and the North right of way line of St. Lawrence Avenue; thence South  $89^{\circ}46'13''$  West 537.20 feet along last said North line; thence North  $0^{\circ}13'47''$  West 79.33 feet; thence North  $89^{\circ}46'13''$  East 45.00 feet; thence North  $0^{\circ}13'47''$  West 253.00 feet, thence North  $89^{\circ}46'13''$  East 79.00 feet; thence North  $0^{\circ}13'47''$  West 352.36 feet to a point on curve; thence Easterly on a curve convex to the South having a radius of 406.60 feet, an arc distance of 206.65 feet, and a chord bearing of South  $75^{\circ}56'54''$  East to a point of tangent; thence North  $89^{\circ}29'30''$  East 177.00 feet to a point of curve; thence Easterly on a curve convex to the North having a radius of 50.00 feet, an arc distance of 38.77 feet, and a chord bearing of South  $68^{\circ}17'41''$  East to the West right of way line of Governors Highway; thence South  $0^{\circ}30'30''$  East 621.00 feet to the place of beginning, all in Cook County, Illinois.

LINCOLN HWY & GOVERNORS HWY.  
MATTESON, ILL.

31-22-401-012

Cook County Clerk's Office

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## EXHIBIT "B"

1. Subject to real estate taxes and assessments for the current year and subsequent years.
2. Subject to that certain grant made by Emma Gerloff to Public Service Company of Northern Illinois, dated March 2, 1948 and recorded May 19, 1948 as document No. 14317618, of the right to lay, maintain and operate a 20 inch gas main and necessary appurtenances, for the carrying and distributing of gas, with right of access to same for maintenance, repair and operation, thereof, in, upon and across the land.

Affects the East 15 feet of the real estate.

**BOX 333-GG**

This document prepared by:  
H. Spencer Knotts  
Attorney at Law  
Merchants Plaza  
P.O. Box 7033  
Indianapolis, IN 46207

*MAIL TO:*

*DICKINSON, WRIGHT, MOON, VAN OSSEN, FREEMAN  
525 NORTH WOODWARD AVE.  
P.O. Box 509  
BLOOMFIELD HILLS, MICHIGAN 48013*

*ATTN: ERIK STONE*

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# UNOFFICIAL COPY 7

STATE OF INDIANA )  
 )  
COUNTY OF MARION )

Comes now JEFFY GERSHMAN, VICE PRESIDENT of MATTESON SIMON CORPORATION, an Indiana corporation, (the "Corporation") who being duly sworn, states:

That MATTESON SIMON CORPORATION is the sole general partner of MATTESON ASSOCIATES LIMITED PARTNERSHIP, an Indiana limited partnership.

That the attached deed is not in violation of section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amandatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

MATTESON ASSOCIATES LIMITED PARTNERSHIP,  
an Indiana limited partnership

By: MATTESON SIMON CORPORATION  
an Indiana corporation, its  
General Partner

By: [Signature]  
J. L. GERSHMAN, VICE PRES.

SUBSCRIBED and SWORN to before me

this 14<sup>th</sup> day of APRIL, 1988

Karen Fair  
NOTARY PUBLIC

KAREN FAIR  
My Commission Expires: May 6, 1991  
County of Residence: Marion

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