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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, LAGRANGE DEVELOPMENT COMPANY, 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 19TH day of August, 1988.

LAGRANGE DEVELOPMENT COMPANY,  
an Indiana limited partnership

By: [Signature]  
GENERAL PARTNER

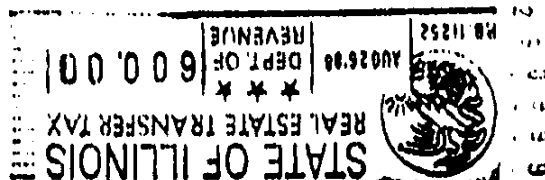
Return this document and send Property Tax Statements to K Mart Corporation, at 3100 West Big Beaver Road, Troy, Michigan 48084.

This instrument was prepared by H. Spencer Knotts, Attorney at Law, P.O. Box 7033, Indianapolis, Indiana 46207.

Address of Grantee:  
3100 W. Big Beaver Road  
Troy, MI 48084

BOX 333

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Property of Cook County Clerk's Office

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STATE OF INDIANA )  
                          ) SS:  
COUNTY OF MARION )

Before me, the undersigned authority, on this day personally appeared Herbert Simon, to me personally known as the General Partner of LAGRANGE DEVELOPMENT COMPANY, 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 19<sup>TH</sup> day of August, 1988.

Sheila R. Smith  
Notary Public

SHEILA R. SMITH, Notary Public  
County of Residence: Morgan  
My Commission Expires: July 23, 1995

Property of Cook County Clerk's Office

COOK COUNTY CLERK  
FILED FOR RECORD

1988 AUG 26 PM 3:00

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A part of LaGrange Garden Homes and 59th Street as vacated in the West Half of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows:  
beginning at the intersection of the West right-of-way line of LaGrange Road and the North right-of-way line of 59th Street as vacated; thence due South 80.00 feet along last said right-of-way line; thence North 89°45'22" West 760.19 feet along the South right-of-way line of 59th Street as vacated; thence North 0°15'04" East 238.01 feet; thence North 89°44'56" West 9 feet; thence North 0°17'32" East 351.23 feet to the South line of the North 27 acres of the Southeast quarter of the Northwest quarter of said Section 16; thence South 89°41'19" East 473.97 feet along last said line to the East line of vacated Madison Avenue; thence due South 570.68 feet along last said line; thence South 89°45'22" East 270.50 feet to the place of beginning, all in Cook County, Illinois.

*Vacant property near  
intersection LaGrange Rd  
& vacated 59th Street,  
Countryside, Ill*

- 18-16-111-001
- 002
- 003
- 004
- 005
- 006
- 007
- 008
- 009
- 010

EXHIBIT "A"

88390543

Property of Cook County, Illinois Office

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1. Taxes for the Year 1988 and subsequent years.

2. Grant dated September 8, 1960 and recorded September 14, 1960 as Document 17963242 made by Martin Karbouski and Catherine V. Karbouski, his wife, to the Metropolitan Sanitary District of Greater Chicago, a Municipal Corporation, granting a perpetual easement, right, privilege, and authority to construct, reconstruct, repair, maintain, and operate said part of the intersecting sewer upon, under and through the South 40 feet of LaGrange Garden Homes Subdivision.

Note: The Exhibit attached to Document #17963242 incorrectly depicts the legal description contained in the Document; the Exhibit attached to Document #17963241 correctly depicts the legal description contained in Document #17963242.

3. Encroachment of a fence located on the land north and adjoining onto vacated 59th Street as disclosed by survey made by Joseph A. Schudt and Associates, Inc., dated April 18, 1988, and revised July 25, 1988.

4. Easement for Public Utilities over the North 10 feet of Parcel 1, the East 10 feet of Parcel 1 and disclosed in Plat of Vacation recorded July 13, 1987 as Document 87383451 and as disclosed in survey made by Joseph A. Schudt and Associates, Inc., dated April 18, 1988 and revised July 25, 1988.

Exhibit "B"

88390543

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STATE OF INDIANA )  
                          )  
COUNTY OF MARION )

Comes now Herbert Simon, General Partner of LAGRANGE DEVELOPMENT COMPANY, an Indiana limited partnership, (the "Partnership") who being duly sworn, states:

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 THE 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.

LAGRANGE DEVELOPMENT COMPANY, an Indiana limited partnership

By: Herbert Simon  
Herbert Simon, General Partner

SUBSCRIBED and SWORN to before me  
this 19th day of August, 1958.

Lucile B. Smith  
NOTARY PUBLIC

LUCILE H. SMITH, Notary Public  
County of Residence: Morgan  
My Commission Expires: July 23, 1962

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