

UNOFFICIAL COPY

3 9 1 4 3 5 2 3
COOK COUNTY, ILLINOIS

89143525

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed

745 PROPERTY INVESTMENTS is a voluntary association established under the laws of the Commonwealth of Massachusetts by a Declaration of Trust dated February 13, 1970, which together with all amendments thereto, is on file with the Secretary of State of the Commonwealth of Massachusetts. The obligations of such association are not personally binding upon, nor shall resort be had to the private property of any of the trustees, shareholders, offices, employees or agents of such association, but only the property of such association shall be bound.

The grantor, for itself and its successors, does hereby covenant, promise and agree, to and with the grantee, his successors and assigns, that it has not done or suffered to be done anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and does also hereby covenant, promise and agree to and with the grantee, his successors and assigns, to warrant and forever defend such title to the said real estate against all persons lawfully claiming by, through or under the grantor.

That grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Trustees of grantor, by these presents does CONVEY unto grantee, his successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof; subject, however, to those matters described on Exhibit B attached hereto and made a part hereof.

W I T N E S S E T H :

THIS INDENTURE, made this 30th day of March, 1989, between 745 PROPERTY INVESTMENTS, a Massachusetts voluntary association, by its Agent, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation created and existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of Illinois, (herein called "grantor") and SIDNEY KOHL, of Palm Beach, Florida, (herein called "grantee").

SPECIAL WARRANTY DEED

15.00

89143525

77-78-23803

Over

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR-1989
800.00



COOK COUNTY CLERK
6 1 5 0 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR-1989
800.00



COOK COUNTY CLERK
6 1 4 9 9

UNOFFICIAL COPY

2-2-3 9 1 4 3 5 2 3

89143525

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE 800.00
STAMP APR-1-89
RR-11424

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE 800.00
STAMP APR-1-89
RR-11424

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RR-11424

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE 800.00
STAMP APR-1-89
RR-11424

COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE 800.00
APR-1-89
RR-10886

COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE 800.00
APR-1-89
RR-10886

P.I.N. No. - 09-08-307-004-0000

Address of Property, 301-363 North Third Avenue
Des Plaines, Illinois

Assistant Secretary
STEPHEN G. PARKER

ATTEST:
 BY: *[Signature]*
 Its: Vice President

745 Property Investments, By Its
 Agent, The Prudential Insurance
 Company of America, a New Jersey
 corporation

to these presents by its Vice President, duly authorized so to
 do, and attested by its Assistant Secretary, the day and year
 first above written.

PROPERTY OF COOK COUNTY CLERK'S OFFICE
 REAL ESTATE TRANSFER TAX
 NO. 10201
 APR 1 1989

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

5 2 5 3 4 1 6 - 3

89143525

BOX 333

Box 333

Milwaukee, Wisconsin 53202-466

Paul B. Hoffman
2502 Wisconsin Ave
Michael Burt & Associates

AFTER RECORDING, MAIL TO:

This instrument was prepared by Elizabeth M. Asperger, Esq., 233 S. Wacker Drive, 8300 Sears Tower, Chicago, IL 60521.

NOTARY PUBLIC STATE OF ILLINOIS
MAY J. THORNTON
MY COMMISSION EXPIRES DEC 16, 1992

Commission Expires:

Notary Public

March, 1989. Given under my hand and notarial seal this 30th day of

Mr. J. I. King, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Frank Hoffman*, personally known to me to be the Vice President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation of the State of New Jersey, and *John J. King*, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS.
) COUNTY OF COOK)

Property of Cook County Clerk's Office

89143525

THAT PART OF LOT 1 IN CONRAD HOHLING'S SUBDIVISION IN THE FRACTIONAL WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD COMPANY 2838.05 FEET SOUTH OF THE NORTH LINE OF SAID FRACTIONAL WEST 1/2 OF SECTION 8, AS MEASURED ALONG SAID WEST RIGHT OF WAY LINE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 1356.42 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 210.21 FEET; THENCE SOUTH ALONG A LINE 210 FEET WEST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1082.11 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE 0 36 DEGREES, 32 MINUTES, 33 SECONDS FROM SOUTH TO EAST WITH THE AFORESAID LINE EXTENDED SOUTH A DISTANCE OF 337.03 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

DEPARTMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED MAY 10, 1957 AND RECORDED JUNE 7, 1957 AS DOCUMENT 14925586 FOR SWITCH TRACK CROSSING IN AN EASTERLY AND WESTERLY DIRECTION ACROSS PART OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF LOT 1 IN CONRAD HOHLING'S SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THIRD AVENUE WHICH IS 708.66 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, AS OCCUPIED; THENCE SOUTH 89 DEGREES 35 MINUTES 22 1/2 SECONDS EAST, A DISTANCE OF 430.99 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE 210 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 07 MINUTES 22 1/2 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 292.96 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF THE SOUTH 25.67 CHAINS OF THE FRACTIONAL SOUTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH 87 DEGREES, 16 MINUTES, 15 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 779.46 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF RAND ROAD; THENCE NORTH 52 DEGREES, 53 MINUTES, 18 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RAND ROAD, A DISTANCE OF 7.33 FEET TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE; THENCE NORTH 37 DEGREES, 06 MINUTES, 42 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, A DISTANCE OF 12.80 FEET TO A POINT OF CURVE; THENCE CONTINUING NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, BEING A CURVED LINE CONVEY TO THE SOUTH EAST, HAVING A RADIUS OF 533 FEET AND SUBTENDED BY A CHORD BEARING NORTH 18 DEGREES, 33 MINUTES, 21 SECONDS EAST, A CHORD DIMENSION OF 339.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING NORTH 0 DEGREES EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THIRD AVENUE, A DISTANCE OF 569.72 FEET TO THE POINT OF BEGINNING, ALL IN THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Description of the Property

EXHIBIT A

89143525

1. General real estate taxes for the year 1989 and subsequent years.
2. Document No. 16925586 recorded January 7, 1957.
3. 48 inch storm sewer and 18 inch sanitary sewer line along the south line and southeasterly corner of the property as disclosed by survey done by Ludlow and Associates, Inc., dated October 21, 1988, and revised January 19, 1989 (Order 6/227).
4. Rights of Monogram Models, Inc., as tenant under leases dated December 18, 1978, and March 30, 1979, as extended pursuant to option by instrument dated September 20, 1985, and further extended by exercise of option pursuant to notice dated April 28, 1988.
5. Right-of-Way Agreement dated April 16, 1964, for railroad tracks along the east line of Parcel 1 and continuing northeasterly across Parcel 2 as shown on the survey done by Ludlow and Associates, Inc., dated October 21, 1988, and revised January 19, 1989 (Order 6/227).
6. Chain link fence encroaching over adjoining property to the south as shown by survey done by Ludlow and Associates, Inc., dated October 21, 1988, and revised January 19, 1989 (Order 6/227).
7. Public Utility Easement along the west and southwesterly lines of Parcel 2 as disclosed by the survey done by Ludlow and Associates, Inc., dated October 21, 1988, and revised January 19, 1989 (Order 6/227).

CERTAIN PERMITTED ENCUMBRANCES

EXHIBIT B