

COOK COUNTY, ILLINOIS
UNOFFICIAL COPY

BPL

1990 FEB -1 ... 2 31 7 9 00 52 84 7

DEED

90052847

DEED made as of the 20th of December, 1989, from Bridgeview Limited Partnership, a Maryland limited partnership, having an address at 7895-B Cessna Avenue, Gaithersburg, Maryland 20875 ("Grantor") to PBF Bridgeview Properties, Inc., having an address at 1125 Fifteenth Street, N.W., Washington D.C. 20005 ("Grantee")

WHEREAS, simultaneously herewith the Grantee has purchased certain parcel of land in Bridgeview, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

WHEREAS, the Grantor is the present owner of all the buildings, improvements, and fixtures now located on the Property (the "Improvements");

WHEREAS, the Grantor wishes to sell and the Grantee wishes to purchase the Improvements;

NOW, THEREFORE, for and in consideration of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor grants, conveys and warrants to Grantee all of the Grantor's right, title and interest in and to the Improvements with the intention that all such Improvements remain real property.

Grantor specially warrants that it is seized of fee simple title to the Improvements hereby conveyed and that it has a right to convey fee simple title to the Improvements; that Grantee shall quietly enjoy the Improvements; and that it has not done or caused anything to be done to encumber the title to the Improvements, all of the foregoing being subject only to the exceptions described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

IN testimony whereof, Grantor has, as of the 20th day December, 1989, caused these presents to be signed by Michael Parker, its General Partner, and attested by Kathleen J. Parker and does hereby appoint Michael D. Parker as its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attested:

15⁰⁰

BRIDGEVIEW LIMITED PARTNERSHIP

Kathleen J. Parker

Michael D. Parker
By: Michael D. Parker
Its: General Partner

COOK CO., ILL. 618
9 5 4 9



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB-1-90
DEPT. OF REVENUE
81450

REAL ESTATE TRANSFER TAX
FEB-1-90



COOK COUNTY
REAL ESTATE TRANSACTION TAX
49725

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DISTRICT OF COLUMBIA
~~STATE OF MARYLAND~~) ss:
~~COUNTY OF MONTGOMERY~~)

I, Deborah L. Branzell, a Notary Public in and for the DISTRICT OF COLUMBIA do hereby certify that Michael D. Parker who is personally known to me as the person named as attorney in fact in the foregoing and annexed deed, bearing date as of the 20th of December, 1989, personally appeared before me in DISTRICT OF COLUMBIA, and as attorney in fact as foresaid, and by virtue of the power vested in him by this deed, acknowledged the same to be the act and deed therein, or one of the parties thereto.

GIVEN under my hand and seal of office the 26th day of December, 1989.

Deborah L. Branzell
Notary Public

(Notarial Seal)

My commission expires:

DEBORAH L. BRANZELL, Notary Public
in and for the District of Columbia
My Commission Expires August 14, 1992

Property of Cook County Clerk's Office

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Bridgeview, Illinois

EXHIBIT "A"

THAT PART OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12, WHICH IS 1341.85 FEET SOUTH OF THE NORTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE WEST, AT RIGHT ANGLES TO THE SAID EAST LINE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE 190 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF SAID NORTH EAST 1/4, A DISTANCE OF 615.84 FEET TO A POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE, CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 50 FEET, A DISTANCE OF 78.54 FEET; THENCE WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 338.61 FEET; THENCE NORTHWESTERLY ALONG A LINE 50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT-OF-WAY OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 17286868, SAID LINE MAKING AN ANGLE OF 48 DEGREES, 56 MINUTES, 05 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 161.62 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 150 FEET, A DISTANCE OF 117.81 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 256.07 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 45 DEGREES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 200 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 41 DEGREES, 23 MINUTES, 55 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 28.90 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 545.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS 97W S HARLOW AVE. BRIDGEVIEW, IL

PIN #: 22 12 210 005

PREPARED BY: JEFFREY J. KANNE, Esq.
1125 15TH ST., N.W., STB. 801
WASHINGTON, D.C. 20005

MAIL TO: CHICAGO TITLE INSURANCE
11350 RANDOM HILLS RD
FARMER, VA. 22030

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Property of Cook County Clerk's Office

10/10/2010

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Michael D. Parker, General Partner
of Bridgeview United Partnership, being duly sworn on
oath, states that he resides at 7835 S. Cassia Ave
East Chicago, IL 60822. 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 conveyances 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 Amendatory 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.

Michael D. Parker, *Bridgeview United Partnership*
Michael D. Parker, General Partner
SUBSCRIBED and SWORN to before me this
28th day of December, 1989.

Tabby J. Mangad
TABBY J. MANGAD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 3, 1993

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