

UNOFFICIAL COPY

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DEED

*the Bonded Return to
Jeffrey J. Cannon
125 15th St, N.W.
Washington D.C. 20005*
\$17.00

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 NECA/PBTF Mid-Western Properties, Inc., having an address at 1125 Fifteenth Street, N.W., Washington D.C. 20005 ("Grantee").

WHEREAS, simultaneously herewith the Grantee has purchased a certain parcel of land in Bridgeveiw, 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 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 of December, 1989, caused these presents to be signed by Michael D. Parker, its General Partner, and attested by *[Signature]*, 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:

BRIDGEVIEW LIMITED PARTNERSHIP

[Signature]

[Signature]

By: Michael D. Parker
Its: General Partner

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
FEB-1-90
5 1 1 5 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
FEB-1-90
5 1 1 5 0

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REAL ESTATE TRANSFER TAX
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
FEB-1-90
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Property of Cook County Clerk's Office

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District of Columbia
~~STATE OF MARYLAND~~) ss:
~~COUNTY OF MONTGOMERY~~)

I, *Deborah C. Nisson*, 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 *21st* day of *December*, 1989

Deborah C. Nisson
Notary Public

(Notarial Seal)

My commission expires:
DEBORAH C. NISSON, Notary Public
in and for the District of Columbia
My Commission Expires April 14, 1990

Prepared by:

Jeffrey J. Kanne, Esq.
Sherman, Dunn, Cohen, Leifer & Counts, P.C.
1125 Fifteenth Street, N.W., Suite 302
Washington, D.C. 20005

MAIL TO:

CHICAGO TITLE INSURANCE CO.
11350 Random Hills Rd.
Fairfax, Vir. 22030

301 333

0 3 4 0 3 9

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 1 - 90
No. 11424
5 1 1 . 5 0

0 3 4 0 4 0
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 1 - 90
No. 11424
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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 BY A LINE 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 190.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTH EAST 1/4 A DISTANCE OF 545.16 FEET; THENCE SOUTH A DISTANCE OF 28.90 FEET TO A POINT ON A LINE 300.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THAT LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION IN DOCUMENT 17286868; THENCE NORTH 86 DEGREES 03 MINUTES 55 SECONDS WEST ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES TO THE LEFT WITH SAID PARALLEL LINE A DISTANCE OF 424.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY; THENCE NORTH 41 DEGREES 03 MINUTES 55 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 400.0 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 05 SECONDS EAST A DISTANCE OF 132.77 FEET TO A POINT ON A CURVED LINE THE LAST DESCRIBED LINE BEING A RADIAL LINE OF SAID CURVE; THENCE EASTERLY ALONG SAID CURVED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 70.0 FEET A DISTANCE OF 128.74 FEET, ARC MEASURE; THENCE EAST A DISTANCE OF 1015.06 FEET TO A POINT ON A LINE 190.0 FEET WEST, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE, 405.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Address: 9600 S. HARLEM AVE. BRIDGEVIEW, IL

PIN #: 23 12 710 000

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AGREEMENT RECORDED MAY 19, 1964 AS DOCUMENT 19131540 BETWEEN THE GATEWAY TRANSPORTATION COMPANY, INC., A CORPORATION OF WISCONSIN, AND MOTOR CARRIER TERMINALS, INC., A CORPORATION OF NORTH CAROLINA, AND AS AMENDED AND RATIFIED BY AGREEMENT DATED JANUARY, 31, 1969 AND RECORDED MARCH 14, 1969 AS DOCUMENT 20782430 BY AND BETWEEN STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA, A MASSACHUSETTS CORPORATION, AND, LAKESIDE SHOPPING CENTER, INC., A NORTH CAROLINA CORPORATION, CREATING AN EASEMENT TO INSTALL A WATER MAIN UPON THE PEREMISES DESCRIBED HEREAFTER, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR LAKESIDE SHOPPING CENTER, INC., FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING THE AFORESAID WATER MAIN; AND ALSO INCLUDING THE PRIVILEGE OF STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA, TO TAP SUCH WATER MAIN, IN THE EVENT THAT SAID WATER MAIN IS INSTALLED IN SAID EASEMENT, AS FOLLOWS:

A PERMANENT EASEMENT 10 FEET WIDTH FOR THE INSTALLATION AND MAINTANENCE OF A WATER MAIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS 1459.39 FEET WESTERLY OF THE NORTH EAST CORNER OF SAID 1/4 SECTION; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE AFOREMENTIONED LINE A

DISTANCE OF 90.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE 10.30 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 342.32 FEET; THENCE SOUTH 56 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE 344.71 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CIRCLE, THE TANGENT OF WHICH IS AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTH WEST, HAVING A RADIUS OF 2656.68 FEET, (THE CHORD OF WHICH IS 364.24 FEET IN LENGTH, HAVING A BEARING OF SOUTH 37 DEGREES 08 MINUTES 04 SECONDS EAST), A DISTANCE OF 364.53 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 55 SECONDS EAST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 569.50 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.14 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 17286868; THENCE NORTH 41 DEGREES 03 MINUTES 55 SECONDS WEST, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 559.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED CORSE, CONVEX TO THE SOUTH WEST, HAVING RADIUS OF 2739.79 FEET, (THE CHORD OF WHICH IS 375.64 FEET IN LENGTH, HAVING A BEARING OF NORTH 37 DEGREES 08 MINUTES 04 SECONDS W.), A DISTANCE OF 375.93 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 47 SECONDS EAST, AT RIGHT ANGLES TO THE TANGENT OF THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 339.40 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT CREATED BY GRANT FROM ROBERT L. HIGGINS AND JOSEPH D. KEEMAN, AS TRUSTEES OF THE NATIONAL ELECTRICAL CONTRACTORS PENSION BENEFIT TRUST FUND, TO STATE MUTUAL LIFE ASSURANCE COMPANY OF AMERICA, CORPORATION MASSACHUSETTS, DATED MARCH 1, 1971 AND RECORDED MARCH 30, 1971 AS DOCUMENT 21435601, OF CONSTRUCTING AND MAINTAINING A SWITCH TRACK AND SWITCHBACK TRACKS AND APPURTENANCES THERETO OVER AND UPON A STRIP OF LAND DESCRIBED AS FOLLOWS:

THE EAST 50 FEET OF THAT PART OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED BY A LINE 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 190.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTH EAST 1/4 A DISTANCE OF 545.16 FEET; THENCE SOUTH A DISTANCE OF 28.90 FEET TO A POINT ON A LINE 300.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THAT LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION IN DOCUMENT NUMBER 17286868; THENCE NORTH 86 DEGREES 03 MINUTES 55 SECONDS WEST ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES TO THE LEFT WITH SAID PARALLEL LINE A DISTANCE OF 424.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY; THENCE NORTH 41 DEGREES 03 MINUTES 55 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 400.00 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 05 SECONDS EAST A DISTANCE OF 132.77 FEET TO A POINT ON A CURVED LINE, THE LAST DESCRIBED LINE BEING A RADIAL LINE OF SAID CURVE; THENCE EASTERLY ALONG SAID CURVED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 10.0 FEET, A DISTANCE OF 138.74 FEET, ARC MEASURE; THENCE EAST A DISTANCE OF 1015.06 FEET TO A POINT ON A LINE 190.0 FEET WEST, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE, 405.0 FEET TO THE PLACE OF BEGINNING.

RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

NOTE: DRAINAGE ASSESSMENTS, DRAINAGE TAXES, WATER RENTALS AND WATER TAXES ARE INCLUDED IN GENERAL EXCEPTION (5) HEREINBEFORE SHOWN AND SHOULD BE CONSIDERED WHEN DEALING WITH THE LAND.

THERE IS A CYCLONE FENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND WHICH IS NOT ON THE PROPERTY LINE AND MAY THEREFORE ENCROACH ONTO THE LAND.

RIGHTS OF THE ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF THE STREAM WHICH FLOWS THROUGH THE LAND.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Michael D Parker, General Partner
~~of Bridgeview Limited Partnership~~, being duly sworn on
oath, states that he resides at ~~7825 N. Cicero Ave~~
~~Southbrook, Ill 70822~~. 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.

Bridgeview Limited Partnership
Michael D Parker
Michael D Parker, SUBSCRIBED and SWORN to before me this
28th day of December, 1987.

Tammy J. Mangad

TAMMY J. MANGAD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 5, 1993

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