

UNOFFICIAL COPY OFFICIAL BUSINESS
VILLAGE OF LINCOLNWOOD

SPECIAL WARRANTY DEED

90348410

7248594 DR MUY

THIS INDENTURE, made this 27th day of June, 1990, between LINCOLNWOOD ASSOCIATES, a general partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and THE VILLAGE OF LINCOLNWOOD, an Illinois municipality, having its principal office at 6918 North Keeler Avenue, Lincolnwood, Illinois 60646, party to the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof are hereby acknowledged, and pursuant to authority of the general partners of said general partnership, by these presents does GRANT, BARGAIN AND SELL unto the party of the second part, and to its assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 5 in Lincolnwood Town Center Subdivision being a part of the North Half of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian according to the Plat of Subdivision recorded May 26, 1989 as Document Number 89242443 in Cook County, Illinois.

Permanent Real Estate Index Number(s): 10-35-201-006

Address: 7100 North McCormick Boulevard, Lincolnwood, Illinois 60645

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, and its assigns forever. The party of the second part, by acceptance of this deed, covenants and agrees that the Real Estate shall be used solely for Municipal purposes. The covenant contained herein shall run with the land and be binding on the successors and assigns of the party of the second part, and each subsequent owner, and shall be enforceable by the owners and mortgagees of Lots 5A, 5B and/or 5C in Lincolnwood Town Center Resubdivision, their successors and assigns.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

1. General real estate taxes for the year 1990 and subsequent years.
2. Acts by through or suffered on behalf of grantee, its agents, representation and employees. Terms, conditions and provisions contained in an Agreement dated April 18, 1989 recorded May 5, 1989 as Document 89242442.
3. Easements, restriction and covenants of record. Rights of way, easements, switch tracks and switching rights of adjoining owners.
4. Right of the Chicago and North Western Company, its successors, lessees, licensees and assigns as set forth in Document Number 23-843-623 recorded March 8, 1977. Rights of Illinois Bell Telephone Company, Commonwealth Edison and adjoining owners as disclosed in deed recorded as Document 86314067.

This instrument was prepared by and after recording should be sent to:

Robert E. Grundin
180 North LaSalle Street
Suite 2600
Chicago, Illinois 60641

Send subsequent tax bills to:

Village of Lincolnwood
6918 North Keeler Avenue
Lincolnwood, Illinois 60646

Exempt under provisions of Paragraph 1, Section 4,
Real Estate Transfer Tax Act.
7-19-90
Buyer, Seller or Representative
Date

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its general partners, the day and year first above written.

LINCOLNWOOD ASSOCIATES, an Illinois general partnership

By: SIMON LINCOLNWOOD DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, a general partner

By: SIMON-LINCOLNWOOD, INC., an Indiana corporation, its general partner

By: _____
Title: PRESIDENT

By: J.S.B. CORP., an Illinois corporation, a general partner

By: _____
Title: President

BY: HAWTHORN LINCOLNWOOD LIMITED PARTNERSHIP, an Illinois limited partnership, a general partner

By: J.S.B. CORP., an Illinois corporation, its general partner

By: _____
Title: President

STATE OF Indiana
COUNTY OF Marion } SS

I, Jamie S. Taylor, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert Simon, personally known to me to be the President of SIMON LINCOLNWOOD, INC., a corporation of the State of Indiana, General Partner of SIMON LINCOLNWOOD DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, a General Partner of LINCOLNWOOD ASSOCIATES, an Illinois general partnership, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such President of said Corporation, he signed and delivered said Instrument of Writing as President of said Corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of June, 1990.

Jamie S. Taylor
Notary Public

My Commission Expires: _____

JAMIE S TAYLOR
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXP. JAN. 19, 1994

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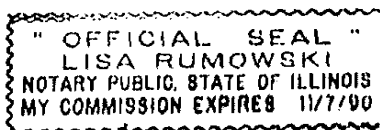
STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, LISA RUMOWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JOSEPH S. BEALL, personally known to me to be the President of J.S.B. CORP., a corporation of the State of Illinois, a General Partner of LINCOLNWOOD ASSOCIATES, an Illinois general partnership, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said Instrument of writing as President of said Corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of JUNE, 1990.

Lisa Rumowski
Notary Public

My Commission Expires: 11-7-90



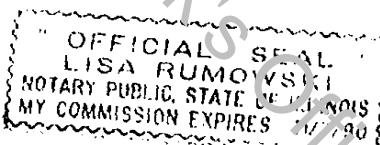
STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, LISA RUMOWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JOSEPH S. BEALL, personally known to me to be the President of J.S.B. CORP., a corporation of the State of Illinois, General Partner of HAWTHORN LINCOLNWOOD LIMITED PARTNERSHIP, an Illinois Limited Partnership, a General Partner of LINCOLNWOOD ASSOCIATES, an Illinois general partnership, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said Instrument of writing as President of said Corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of JUNE, 1990.

Lisa Rumowski
Notary Public

My Commission Expires: 11-7-90



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DEPT-02 FISC
123333 TRAM 0439 07/19/90 15:02:00 \$3.00
12677 PC * 911-348410
COOK COUNTY RECORDER

14.00

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CLERK