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COOK COUNTY, ILLINOIS
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DEC 21 PM 2:23

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COOK
CO. NO. 018

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
305.50

When recorded, return to:
Lisa O'Keefe
Biederman & O'Keefe, Ltd.
30 North LaSalle Street
Suite 1426
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

For and in consideration of \$10.00, and other valuable consideration, FORTIS BENEFITS INSURANCE COMPANY, a Minnesota corporation, formerly known as Western Life Insurance Company, a Minnesota corporation, successor in interest to St. Paul Life Insurance Company, a Minnesota corporation ("Grantor"), does hereby convey to BERNIE M. TUGGLE, CLYDE C. TUGGLE and A. COLEMAN TUGGLE ("Grantee"), that certain real property situated in Cook County, Illinois, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference together with all rights and privileges appurtenant thereto.

SUBJECT TO all matters contained in Exhibit "B" attached hereto and herein incorporated by this reference, Grantor does hereby bind itself and its successors to warrant and defend the title against the acts of Grantor and no other. No other warranties, express or implied, are given by Grantor by reason of this conveyance.

Dated this 17 day of December, 1992.

FORTIS BENEFITS INSURANCE COMPANY,
a Minnesota corporation, formerly
known as Western Life Insurance
Company, a Minnesota corporation,
successor in interest to St. Paul
Life Insurance Company, a Minnesota
corporation

By

Its Vice President

REAL ESTATE TRANSACTION TAX
Cook County
52.75

92958687

2700
n

Prepared By:
Beth Jo Lester
Shummel, Hill, Bishop & Associates
135 S. LaSalle Suite 1407
Chicago, Ill. 60603

BOX 393

(6JZ)mis-88(121692.1)
Fortis-Posen 12611.17

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STATE OF ~~ILLINOIS~~ ^{New Jersey})
) ss.
County of ~~Middlesex~~)

The foregoing instrument was acknowledged before me this 17th day of ~~November~~ ^{February}, 1992, by James P. Hogan, the Vice president of FORTIS BENEFITS INSURANCE COMPANY, a Minnesota corporation, formerly known as Western Life Insurance Company, a Minnesota corporation, successor in interest to St. Paul Life Insurance Company, a Minnesota corporation, on behalf of the corporation.

(Seal and Expiration Date)

Mary Ann C. Van Cleaf
Notary Public

MARY ANN C. VAN CLEEF
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 18, 1995

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Exhibit "A"

ORDER NO.: 1401 007401857 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 2 (EXCEPT THE NORTH 535 FEET THEREOF) IN CLOVERLEAF INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1975 AS DOCUMENT NO. 23303254

PARCEL 2:

A PERPETUAL AND NON-EXCLUSIVE 55 FOOT WIDE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS CREATED BY A CERTAIN EASEMENT AGREEMENT DATED NOVEMBER 29, 1973 AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1973 AS DOCUMENT 22561728 AND AMENDMENT TO SAID EASEMENT AGREEMENT DATED FEBRUARY 19, 1974 AND RECORDED MARCH 26, 1974 AS DOCUMENT 22666319 LYING 15 FEET WESTERLY OF AND 40 FEET EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ON THE WEST LINE THEREOF, 196.42 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY 212.26 FEET TO A POINT, SAID POINT BEING 282.54 FEET SOUTH OF AND 194.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH 1051.55 FEET MORE OR LESS TO A POINT THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as:

14820-14846 South McKinley Avenue

Posen, Illinois

Permanent Real Estate Index #: 28-12-401-060

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EXHIBIT "B"

1. EASEMENT OVER THE EAST 20 FEET OF PARCEL 1 AND THE WESTERLY 15 FEET AND THE SOUTHERLY 15 FEET OF THE NORTHERLY 55 FEET OF PARCEL 2 FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 24, 1975 AS DOCUMENT 23303254.
2. ROADWAY EASEMENT ALONG THE EAST 20 FEET OF PARCEL 1, EXCEPT THE SOUTH 10 FEET THEREOF AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 24, 1975 AS DOCUMENT 23303254.
3. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE EAST 20 FEET OF PARCEL 1 AND THE WESTERLY 15 FEET AND THE SOUTHERLY 15 FEET OF THE NORTHERLY 55 FEET OF PARCEL 2 TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND OTHER OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED MARCH 25, 1974 AS DOCUMENT 22663552.
4. STREET AND UTILITY EASEMENT AGL THE EAST 15 FEET OF PARCEL 1 CREATED BY EASEMENT AGREEMENT RECORDED DECEMBER 4, 1973 AS DOCUMENT 22561728 AND AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED MARCH 26, 1974 AS DOCUMENT 22666315.
5. A. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT

B. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
6. AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY PLAT OF EASEMENT RECORDED MARCH 25, 1974 AS DOCUMENT 22663551.
7. GENERAL REAL ESTATE TAXES FOR 1992 AND SUBSEQUENT YEARS.
8. ACTS OF THE PURCHASERS UNDER ITS AGENTS OR REPRESENTATIVES.

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