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COOK
CO. NO. 018
210758

WARRANT DEED
Secretary (ILLINOIS)
(Corporation to Corporation)

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THE GRANTOR Sara Lee Corporation, a Maryland corporation, as successor by merger to Kitchens of Sara Lee, Inc., a Delaware corporation

92966833

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
62.5.00

a corporation 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 for and in consideration of Ten and 00/100ths DOLLARS, and other good & valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

(The Above Space For Recorder's Use Only)

Alvarez Cold Storage, Inc.

COOK
CO. NO. 018
210759

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 3534 S. Kostner, Chicago, Illinois the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See attached Exhibit A for Legal Description.

Subject to those exceptions set forth on attached Exhibit B.

18,750.00
UP 107

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
62.5.00

Permanent Real Estate Index Number(s): 16-34-302-014, 16-34-302-017

Address(es) of Real Estate: 3534 S. Kostner, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sr. Vice President, and attested by its Assistant Secretary, this 3rd day of December, 1992.

IMPRESS
CORPORATE SEAL
HERE

Sara Lee Corporation, a Maryland corporation, as successor by merger to Kitchens of Sara Lee, Inc., a Delaware corporation
BY X Richard Rademacher Sr. Vice President
ATTEST: X Thomas H. Gorden Assistant Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Rademacher personally known to me to be the Senior Vice President of the Sara Lee Corporation, a Maryland corporation, and Thomas H. Gorden 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 Senior Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
WANDA H. BALDWIN
Notary Public, State of Illinois
My Commission Expires July 17, 1993

Given under my hand and official seal, this 3rd day of December 1992

Commission expires July 17, 1993 Wanda H. Baldwin NOTARY PUBLIC

This instrument was prepared by Michael B. Sadoff, Much Shelist Freed Denenberg & Ament, P.C., 200 N. LaSalle Street, Suite 2100, Chicago, Illinois 60601

MAIL TO: David Oskandy
George Munoz & Assoc.
(Name)
10 S. LaSalle, St. 3710
(Address)
Chicago, Illinois 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Alvarez Cold Storage, Inc.
(Name)
3534 S. Kostner
(Address)
Chicago, Illinois 60632
(City, State and Zip)

BOX 333

MS 7362563 D2

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WARRANTY DEED
Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 23 '92 DEPT. OF REVENUE 625.00
P.B. 10696

240060
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 23 '92 P.B. 11427 625.00

240060
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 23 '92 P.B. 11427 625.00

COOK COUNTY ILLINOIS
PAID FOR RECORD

92 DEC 23 AM 11:30

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EXHIBIT A

PARCEL 1:

THAT PART OF A TRACT OF LAND CONSISTING OF PARTS OF LOTS 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE EAST LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY, SAID POINT BEING 28.49 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY, SAID LINE BEING 256.43 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 400.0 FEET; THENCE EAST PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34; FOR A DISTANCE OF 324.06 FEET TO A LINE 144.00 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34; THENCE NORTH, ALONG SAID LINE 144.00 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 34, FOR A DISTANCE OF 201.77 FEET; THENCE WEST, ALONG A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 273.10 FEET; THENCE NORTH TO A POINT ON A LINE 28.49 FEET SOUTH OF AND PARALLEL TO SAID EAST WEST CENTER LINE OF SECTION 34, SAID POINT BEING 417.25 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 34, AS MEASURED ALONG SAID LINE 28.49 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 34; THENCE WEST, ALONG SAID LINE 28.49 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 34, FOR A DISTANCE OF 650.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THAT PART OF LOT 6 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE CENTER OF SECTION 34, AFORESAID; THENCE WEST, ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION 34, 1,067.92 FEET, TO THE EAST LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH, ALONG SAID EAST LINE 428.49 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG THE LAST DESCRIBED COURSE, 47.50 FEET; THENCE NORTHEASTERLY 50 FEET TO A POINT ON A LINE 428.49 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34, SAID POINT BEING 15 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST, 15 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AFORESAID AS CREATED BY GRANT FROM FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

1. Real estate taxes for the year 1992 and subsequent years.

2. GRANT BY THE PEOPLES GAS, LIGHT AND COKE COMPANY WITH THE CITY OF CHICAGO DATED JULY 18, 1938 AND RECORDED AUGUST 4, 1938 AS DOCUMENT 12194180, TO THE CITY OF CHICAGO OF A PERPETUAL EASEMENT, RIGHT AND AUTHORITY TO CONSTRUCT, REPAIR, MAINTAIN AND OPERATE A SEWER UPON A STRIP OF LAND 30 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTH WEST 1/4 OF SECTION 34 AFORESAID WHICH IS 632 FEET EAST OF THE NORTH WEST COURSE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 34 TO A POINT FROM WHICH A CURVE OF 100 FOOT RADIUS, CONVEX TO THE EAST IS TANGENT BOTH TO SAID PARALLEL LINE AND TO A STRAIGHT LINE INTERSECTING THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34 AT A POINT 805 FEET SOUTH OF THE NORTH WEST CORNER OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34 AND MAKING AN ANGLE OF 67 DEGREES MEASURED FROM NORTH TO EAST WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34; THENCE SOUTHERLY ON SAID CURVE TO THE TANGENCY POINT ON THE LAST REFERRED TO STRAIGHT LINE; THENCE WESTERLY ON THE LAST REFERRED TO STRAIGHT LINE TO A POINT FROM WHICH A CURVE OF 100 FOOT RADIUS, CONVEX TO THE WEST, IS TANGENT BOTH TO THE LAST REFERRED TO STRAIGHT LINE AND TO A LINE 298 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34; THENCE SOUTHERLY ON SAID CURVE TO THE POINT OF TANGENCY ON THE LAST REFERRED TO PARALLEL LINE; THENCE SOUTH ON SAID LINE PARALLEL WITH AND 298 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 34 TO THE NORTHWESTERLY LINE OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THAT PART THEREOF FALLING IN THE NORTH 150 FEET OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34 AFORESAID AND ALSO A STRIP OF LAND 15 FEET IN WIDTH IN THE WEST 1/2 OF SECTION 34 AFORESAID THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A STRAIGHT LINE INTERSECTING THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34 AT A POINT 944 FEET SOUTH OF THE NORTH WEST CORNER OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34 SAID STRAIGHT LINE MAKING AN ANGLE MEASURED FROM NORTH TO EAST OF 67 DEGREES WITH SAID WEST LINE, SAID POINT OF BEGINNING BEING 83 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT FROM WHICH A CURVE OF 35 FOOT RADIUS CONVEX TO THE NORTH EAST, IS TANGENT BOTH TO SAID STRAIGHT LINE AND TO A LINE PARALLEL WITH AND 298 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34; THENCE EASTERLY ON SAID CURVE TO THE TANGENCY POINT ON SAID PARALLEL LINE.

(AFFECTS PART OF THE LAND AND OTHER PROPERTY).

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3. CONDITIONS AND RESTRICTIONS CONTAINED IN A DOCUMENT ENTITLED EASEMENT AGREEMENT BETWEEN FIRST AMERICAN REALTY COMPANY AND TRANSAMERICAN PROPERTIES, INC., DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT NUMBER 20053110.

(AFFECTS THE LAND AND OTHER PROPERTY).

4. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AND OTHER PROPERTY AS SHOWN ON EXHIBIT 'A' ATTACHED TO GRANT, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, RECORDED JULY 11, 1967 AS DOCUMENT 20192277.

(AFFECTS THE LAND AND OTHER PROPERTY).

5. EASEMENTS CONTAINED IN AGREEMENT BETWEEN FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, AND TRANSAMERICAN PROPERTIES, INC., A CORPORATION OF DELAWARE, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110, FOR AN UNINTERRUPTED PERPETUAL ROADWAY AND RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS AND FOR THE PASSAGE OF TRAFFIC, INCLUDING THE UNRESTRICTED OPERATION OF TRUCKS AND MOTOR VEHICLE EQUIPMENT OF ALL KINDS OVER, UPON, ALONG AND ACROSS THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

A PARCEL OF THE LAND CONSISTING OF A PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND CONSISTING ALSO OF A PART OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 34, TOGETHER WITH A PART EAST OF LOTS 4, 5 AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 34, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS 1,430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 34, AT A POINT THEREON WHICH IS 891.97 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTH EAST 1/4 AND RUNNING

THENCE WEST ALONG A LINE PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 34 A DISTANCE OF 1,666.39 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 1,257.57 FEET;

THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 102.43 FEET, A DISTANCE OF 160.89 FEET TO A POINT 468.03 FEET NORTH FROM SAID EAST AND WEST CORNER LINE OF SECTION 34, WHICH POINT IS 2,993.96 FEET WEST FROM THE EAST LINE OF SAID SECTION 34;

THENCE EAST ALONG A LINE PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34 A DISTANCE OF 1,563.96 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 1,430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF

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60.00 FEET;

THENCE WEST ALONG A LINE 408.03 FEET NORTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34 A DISTANCE OF 1,506.39 FEET;

THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 100 FEET, A DISTANCE OF 157.08 FEET TO A POINT WHICH IS 308.03 FEET NORTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 34 AND WHICH IS 3,036.39 FEET WEST FROM THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 1,040.00 FEET;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 100 FEET, A DISTANCE OF 157.08 FEET TO A POINT WHICH IS 2,936.39 FEET WEST FROM THE EAST LINE OF SAID SECTION 34 AND WHICH IS 831.97 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 34;

THENCE WEST ALONG A LINE PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34, A DISTANCE OF 1,506.39 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 1,430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 34; AND

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

NOTE: ABOVE EASEMENT ALSO CREATED BY GRANT OF EASEMENT MADE BY FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, TO THE INSTITUTE OF GAS TECHNOLOGY CORPORATION, A CORPORATION OF ILLINOIS, DATED DECEMBER 18, 1972 AND RECORDED JANUARY 5, 1973 AS DOCUMENT 22178057.

(AFFECTS THE LAND AND OTHER PROPERTY).

6. RIGHTS OF THE INSTITUTE OF GAS TECHNOLOGY TO PROVIDE A MEANS OF INGRESS AND EGRESS BETWEEN THAT PART OF PARCEL 1 OWNED BY SAID INSTITUTE AND PART OF PARCEL 1, INCLUDING THE RIGHT TO CONSTRUCT AN OVERHEAD BRIDGE OR AN UNDERGROUND TUNNEL BETWEEN SAID TRACTS AND THE RIGHT TO INSTALL A WATER LINE FROM THE AFORESAID INSTITUTE PROPERTY TO PULASKI ROAD, AS CREATED BY GRANT FROM FIRST AMERICAN REALTY COMPANY, TO THE AFORESAID INSTITUTE DATED DECEMBER 18, 1972 AND RECORDED JANUARY 5, 1973 AS DOCUMENT 22178057.

(AFFECTS THE LAND AND OTHER PROPERTY).

7. COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110, THAT NO UTILITIES, AND SPECIFICALLY NO POLES FOR TELEPHONE AND ELECTRICITY, SHALL BE PLACED ABOVE THE GROUND ON ANY PART OF PARCEL 1 UNLESS SOME ARE A PART OF THE OVERALL PLAN OF UTILITY DEVELOPMENT, AND THEN ONLY ON THE PERIMETER OF PARCEL 1 ON BONA FIDE EASEMENTS GRANTED TO THE UTILITY COMPANIES, EXCEPT FOR WATER HYDRANTS THAT WILL BE REQUIRED BY THE CITY OF CHICAGO.

(AFFECTS THE LAND AND OTHER PROPERTY).

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8. EASEMENT MADE BY THE PEOPLES GAS, LIGHT AND COKE COMPANY, AN ILLINOIS CORPORATION, TO THE CITY OF CHICAGO, RECORDED AUGUST 4, 1920 AS DOCUMENT 6903690, TO MAINTAIN, OPERATE AND REPAIR, OR RECONSTRUCT, A SEWER.

(AFFECTS THAT PART OF THE LAND FALLING IN VACATED KILBOURNE AVENUE).
9. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL NO. 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
10. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
11. RAILROAD SPUR TRACKS LOCATED ON THE LAND.
12. GRANT OF EASEMENT FROM FIRST AMERICAN REALTY CORPORATION TO THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED JUNE 1, 1967 AS DOCUMENT 20153419, FOR THE RIGHT TO OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, AND RENEW WIRES, CABLES, POLES, ETC.

(AFFECTS THE LAND FALLING IN THE ROAD DESCRIBED AS PARCEL 3 AND OTHER PROPERTY).
13. ENCROACHMENT OF THE BUILDING LOCATED ON PARCEL 1 OVER THE EASEMENT SHOWN ABOVE AND RECORDED AS DOCUMENT 12194180 AS DISCLOSED ON SURVEY MADE BY CHICAGOLAND SURVEY COMPANY DATED SEPTEMBER 20, 1983 AND REVISED NOVEMBER 19, 1984 JOB NO. 38-15.
14. ENCROACHMENT OF FENCE LOCATED MAINLY ON PARCEL 1 ONTO PROPERTY SOUTH ADJOINING BY 1.07 FEET AS DISCLOSED BY SURVEY BY CHICAGOLAND SURVEY COMPANY DATED DECEMBER 12, 1990 #38-15.
15. Existing unrecorded leases.

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