

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

DEED made as of the 1st day of July, 1991, from NECA/PBTF Mid-Western Properties, Inc., a Delaware Corporation, having an address at 1125 15th Street, N.W., Washington, DC 20037 ("Grantor") to Sanbell Limited Partnership, a Delaware limited partnership having an address at c/o Kin Properties, Inc., 77 Tarrytown Road, Suite 100, White Plains, New York 10607 ("Grantee").

WHEREAS, Grantor is the present owner of the land described on Exhibit A attached hereto and made a part hereof, and all improvements and fixtures thereon (the "Property");

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

NOW, THEREFORE, for and in consideration of One Million Seven Hundred Forty-Five Thousand Dollars and No Cents (\$1,745,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor grants, conveys and warrants to Grantee all of Grantor's right, title and interest in and to the Property.

Grantor specially warrants that it is seised of a fee simple interest in the Property hereby conveyed and that it has a right to convey a fee simple interest in the Property; and that it has not done or caused anything to be done to encumber the title to the Property, all of the foregoing being subject only to the exceptions described on Exhibit B attached hereto and made a part hereof.

IN testimony whereof, Grantor has, as of the 1st day of July, 1991, caused these presents to be signed by Jack F. Moore, its President, and attested by Roy W. Dickinson, its Secretary, and does deliver these presents as its true act and deed.

Attested:

NECA/PBTF MID-WESTERN  
PROPERTIES, INC.

*[Signature]*

*[Signature]*  
: Jack F. Moore  
Its: President

. DEPT-01 RECORDING \$29.50  
. T#2222 TRAN 6863 01/30/92 16:25:00  
. #6887 + B #--92--062823  
. COOK COUNTY RECORDER

2950

4449-3638

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Property of Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN 31 '92  
872.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
999.00  
JAN 31 '92

COOK COUNTY  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
746.00  
JAN 31 '92

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## EXHIBIT A LEGAL DESCRIPTION

That part of the Northeast 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 Northeast 1/4 of said Section 12 which is 1341.85 feet South of the Northeast corner of said Northeast 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 Northeast 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 400.00 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 70.0 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 Northeast 1/4 of said Section 12; thence South along said parallel line, 405.0 feet to the place of beginning in Cook County, Illinois.

Cook County Clerk's Office

2023-11-09

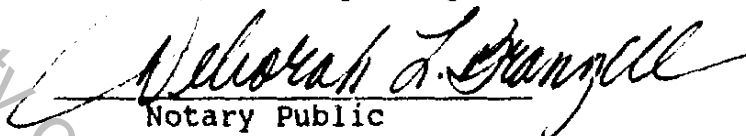
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District of Columbia ) ss:  
)

Be it remembered that on this 15<sup>th</sup> day of January, 1991, before the undersigned, a Notary Public in and for the District of Columbia, personally appeared Jack F. Moore, President of NECA/PBTF Mid-Western Properties, Inc., to me personally well known to be the identical person whose name is subscribed to the foregoing Special Warranty Deed, and who is personally known to me to be the President of said company, and acknowledged the same to be the act and deed of said company, voluntarily done and executed for the purposes therein mentioned.

Witness my hand and seal the day and year last above written.

  
Notary Public

My commission expires:

DEBORAH L. BRANZELL, Notary Public  
in and for the District of Columbia  
My Commission Expires August 14, 1998

Address of Property:

9600 South Harlem  
Bridgeview, IL

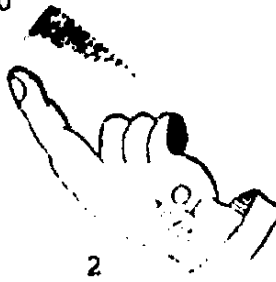
Tax Parcel ID No.: 23-12-210-006

Prepared by:

Jeffrey J. Kanne, Esq.  
1125 15th St, N.W. Suite 444  
Washington, DC 20005

Mail to:

Sanbell Limited Partnership  
77 Tarrytown Road, Suite 100  
White Plains, NY 10607-1620



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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Agreement recorded May 19, 1964 as document number 19131540 between the Gateway Transportation Company, Incorporated, a corporation of North Carolina and as amended and ratified by agreement dated January 21, 1969 and recorded March 14, 1969 as document 20782430 by and between State Mutual Life Assurance Company of America, a corporation of Massachusetts and Lakeside Shopping Center, Incorporated, a Corporation of North Carolina.
2. Terms, conditions and provisions of a lease made by State Mutual Assurance Company of America, a corporation of Massachusetts to South West Forest Industries, Incorporated, a Corporation of Nevada dated March 1, 1971 and recorded March 30, 1971 as document 21435602. The lessee's interest having been assigned by assignment of lease from Southwest Forest Industries, Inc. (Assignor) to Jefferson Smurfit Corporation (Assignee) dated November 8, 1985 as document number 85279049.
3. Easement over the East 50 fee of the land for the purposes of constructing and maintaining a switch track and switch back tracks and appurtenances thereto as created in instrument made by Robert L. Higgins and Joseph D. Keenan, as Trustees of the National Electrical Contractors Association Pension Benefit Trust Fund to State Mutual Life Assurance and recorded March 30, 1971 as document no. 21435601 and the covenants, conditions and agreements contained therein.
4. Terms, provisions of a consent and waiver by owner as established by instrument recorded November 23, 1976 as document number 23721203 relating to installation and financing of equipment to be affixed to the subject property.

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