## Statutory (ILLINOIS)

(Corporation to Corporation)

CAUTION: Consult it tawyer believe using on acting coder this form:
All warranties, including merchantability and filless, are enruded.

THE GRANTOR MARK IV REALTY, INC. (Individually and as General Partner of EXCHO Associates Limited Partnership)

a corporation created and existing under and by virtue of the laws of Illinois the State of and duly authorized to transact Illinois business in the State of tor and in consideration of Ten and no/100 (\$10.00)-

DOLLARS, and other good and valuable consideration in hand paid. and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to WAL-MART STORES, INC.

92305627

26.5-197H

3

ထ

REVENU

3

a corporation organized and existing under and by virtue of the laws of the State of - Delaware having its principal office at the following address 702 S.W. Eighth Street, Bentonville, **Arkansas** , the following described Real I state situated in the County of

Cook

and State of Illinois, to wir

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

× | | | | | | | TRANSACTION ub CO

PEAL ETTATE TAMP SELL AVW

Witness Whereof, said Grantor has caused its corporate seal to be here to affixed, and has caused its name to be not furthese presents by its.

President, and attested by its.

Secretary, this 2745 usigned to these presents by its alayon a April 19

ية Jay و lay

MARK IV REALTY, INC., an Illinois corporation (Individually, General Partner of EXOHO Associates Limited Partnersh MAME OF CORPORATIONS

8 SRPORATE SEAL HERE

John L. Marks

PRESIDENT

SECRETARY

State of Illinois, County of ss. 1, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERFIFY, that John L. Marks personally known tome to be the President of the MARK IV REALTY, INC., an Illinois

corporation, and John L. Marks the same persons whose names are subscribed to the foregoing instrument, appeared

personally known to me to be Secretary of said corporation, and personally known to me to be

petorg me this day in person and severally acknowledged that as such

COUNTRINGS ENGLARIADADADA MOTARCE HURL

Bresident and Secretary, they signed and delivered the said instru-ന്ന്ളൂ and caused the corporate seaf of said corporation to be affixed themeto. 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

Given under my hand and official seal, this

19 92

Commission expires りにんだ スプ

FREZADOS & MARP, 111 W. R. KANN HARP, REGAS,
This instrument was prepared by Street, Suite 1525, Washingto Chicago, Illi Illinois

Carrella Samo

THE ABOVE ADDRESS IS FOR STATISHEAL PERMOSES ONLY AND IS SOLLY PART OF DRISINED. SESDISERSEON USE EXCIDENS TO

de armo

WARRANTY DEED

Corporation to Corporation

0.0

COPY

UNOFFICIAL

Property of Cook County Clerk's Office

97302627

GEORGE E. COLE® **LEGAL FORMS** 

## UNOFFICIAL COPY, ...

#### EXHIBIT A

#### LEGAL DESCRIPTION

#### PARCEL 1:

That part of the South East 1/4 of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: commencing at the Southeast corner of the said South East 1/4; thence North 90 degrees West upon the South line of said South East 1/4 175.54 feet; thence North 00 degrees, 09 minutes, 41 seconds West upon a line which lies 175.54 feet West of and parallel with the East line of the said south East 1/4, 445.00 feet to the point of beginning; thence North 00 degrees, 09 minutes, 41 seconds West, 550.00 feet; thence North 90 degrees, 00 minutes, 00 seconds West, 691.47 feet; thence North 00 degrees, 00 minutes, 00 seconds East, 135.81 feet; thence North 53 degrees, 45 minutes, 33 seconds East, 97.63 feet; theree South 89 degrees, 19 minutes, 54 seconds West, 85.95 feet; thence south 53 degrees, 45 minutes, 33 seconds West, 243.01 feet to the beginning of a curve concave to the Northeast having a radius of 289.79 feet; thence southwesterly upon said curve 119.75 feet to its point of tangent; thence South 30 degrees, 12 minutes, 23 seconds West, 311.28 feet to the beginning of a curve concave to the Northeast having a radius of 399.13 feet; thence Southwesterly upon said curve 237.81 feet to its point of tangent; thence South 03 degrees, 42 minutes, 59 seconds East, 13.58 feet; thence South 90 degrees, 00 minutes, 00 seconds East, 1184.60 feet to the point of beginning, in Cook County, Illinois, except a 25,000 square foot parcel located in the north east corner thereof, legally described in Exhibit B.

#### PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in certain document recorded as Document Number 90591844, over the following described property:

That part of the South East 1/4 of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: commencing at the Southeast corner of said South East 1/4; thence North 90%; degrees, 00 minutes, 00 seconds West upon the South line of said South East () 1/4; 175.54 feet; thence North 00 degrees, 09 minutes, 41 seconds West upon 3 a line which lies 175.54 feet West of and parallel with the East line of said South East 1/4, 445 feet to the point of beginning; thence continuing North 00 degrees, 09 minutes, 41 seconds West along the last described line, 632.63 feet to the beginning of a curve concave to the Southwest having a radius of 117 feet; thence Northwesterly along said curve 184.82 feet to a point of tangent; thence South 89 degrees, 19 minutes, 54 seconds West, 580.12 feet; thence North 53 degrees, 45 minutes, 33 seconds East, 92.14 feet; thence South 90 degrees, 00 minutes, 00 seconds East along the North line of the North 779 feet of the South 1242 feet of said South East 1/4, 669.20 feet to the Westerly right of way of Cicero Avenue; thence South 00 degrees, 09 minutes, 41 seconds East, 142.0 feet along said right of way to a bend point; thence South 03 degrees, 47 minutes, 50 seconds East, 656.44 feet, along said right of way to a point on a line which lies 445.0 feet North of and parallel with the South line of said South East 1/4; thence North 90 degrees, 00 minutes, 00 seconds West along the last described line, 87.17 feet to the point of beginning, in Cook County, Illinois

02305627

### UNOFFICIAL COPY

PIN: 19-21-400-043-0000

COMMON ADDRESS: Cicero Avenue and 72nd Street

Bedford Park, IL

#### SUBJECT TO:

 Water Main located approximately 23 feet West of the West edge of the private road running along the East line of the Land;

2. Perpetual Easement created by Grant to Chicago and Western Indiana Railroad Company, a corporation of Illinois and The Belt Railway Company of Chicago, a corporation of Illinois, to the Public Service Company of Northern Illinois, a corporation of Illinois dated December 29, 1952 and recorded January 5, 1953 as Document 15518626 for every and any corporate purpose of the Grantee relating to supplying of electricity and gas not inconsistent or conflicting with the express reservation to the Grantors increin contained as follows:

"Grantors expressly reserve to themselves, their successors, grantees, lessees and assigns the right to construct, relocate, maintain, remove and operate at locations and in such manner as may be mutually agreed upon by grantors and grantees, railroad tracks, private roads, conduits, sewer, water mains, culverts and open ditches in, upon, over or under the surface of all hereinabove described lands"

- 3. Terms, provisions, and conditions relating to the Easement described in Parcel 2 contained in the instrument creating such Easement.
- 4. Rights of the adjoining owner or owners to the concurrent use of the easement.
- 5. Rights of the public, the State of Illinois and the municipality in and to that part of the Easement Parcel 2 taken or used for Cicero Avenue.
- 6. Rights arising out of the proposed development of the Land through use of Tax Increment Allocation Financing as provided pursuant to Ill. Rev. Stat., 1989, Ch. 24, Sec. 11-74.4-1, et seq.
- 7. Perpetual reciprocal easements for parking, utilities and construction as set forth in a Declaration of Easements to be entered into between the Grantor and Grantee creating easements over the area improved as parking area and drives, for the benefit of the 25,000 square foot commercial/warehouse pad being reserved by Seller/Grantor.
- 8. Terms of a certain Redevelopment Agreement dated the day of , 1992 by and between the Village of Bedford Park, Illinois, an Illinois municipal corporation located in Cook County, Illinois and Mark IV Realty, Inc., an Illinois corporation.

## UNOFFICIAL COPY

#### EXHIBIT B

That part of the South East 1/4 of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: commencing at the Southeast corner of the said South East 1/4; thence North 90 degrees West upon the South line of said South East 1/4, 175.54 feet; thence North 00 degrees 09 minutes, 41 seconds West upon a line which lies 175.54 feet West of and parallel with the East line of the said South East 1/4, 865.00 feet to the point of beginning; thence continuing North on the last described line 130.00 feet; thence North 90 degrees, 00 minutes 00 seconds West, 192.00 feet; thence South 00 degrees, 00 econd Tillino.

Of Coot County Clark's Office minutes, 00 seconds East, 130.00 feet; thence South 90 degrees, 00 minutes, Co seconds East, 192.37 feet to the point of beginning, in Cook County, Illinois

## UNOFFICIAL COPY

#### PLAT ACT AFFIDAVIT

STATE	OF	ILLINOIS	)
COUNTY	OF	соок	)

JOHN L. MARKS , being duly sworn on oath, states that he resides at 6742 Minnehaha, Lincolnwood, Illinois

That the attached Deed is not in violation of Section 1 of Chapter 109 of the Illinois Remised Statutes for one of the following reasons:

A. Said Act is not applicable as the Grantors own no adjoining property to the premises described in said Deed.

-OR-

- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
- 1. The division or supdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or masements of access;
- The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access:
- 6. The conveyance of land for highway or other public ovrposes 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;
- Conveyances made to correct descriptions in prior conveyances;
- 8) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular

# 9230562

## UNOFFICIAL COPY,

parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Afriant 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.

X Am ( O Karly

OUNTY CORTS OFFICE

SUBSCRIBED and SWORN to before me

his 2077 day

, 1922.

NOTALY PUBLIC