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WARRANTY DEED

Corporation to Corporation

TO

Property of Cook County Clerk's Office

GEORGE E. COLE'S
LEGAL FORMS

22950826

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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; thence 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 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

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PIN: 19-21-400-043-0000

COMMON ADDRESS: Cicero Avenue and 72nd Street
Bedford Park, IL

SUBJECT TO:

1. 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 therein 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.

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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 minutes, 00 seconds East, 130.00 feet; thence South 90 degrees, 00 minutes, 00 seconds East, 192.37 feet to the point of beginning, in Cook County, Illinois

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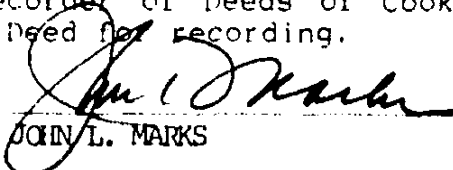
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parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

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.

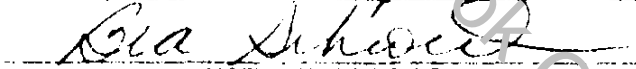
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

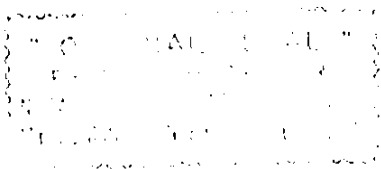
Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached Deed for recording.


JOHN L. MARKS

SUBSCRIBED and SWORN to before me

this 29th day of April, 1992.


NOTARY PUBLIC



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