

J. Hall

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93405926

SPECIAL WARRANTY DEED

This Indenture, made this 27th day of May, 1993, between **RIVER OAKS LIMITED PARTNERSHIP**, a limited partnership created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and **RIVERMARKET HOLDING CORP.**, a Delaware corporation having an address c/o Chemical Bank, Chemical Real Estate Finance, 277 Park Avenue, 12th Floor, New York, New York 10172 ("Grantee"), Witnesseth, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: That part of the South Half of the Southwest Fractional Quarter of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the centerline extended North of Park Avenue, as dedicated by Document No. 24296287, and the North right-of-way line of 159th Street, as taken by Document No. 25546786, said point being 374.22 feet West of the Westerly line of that certain parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, by Warranty Deed recorded May 12, 1949 as Document No. 14551280, as measured along said Northerly right-of-way line; thence North 88 degrees 05 minutes 27 seconds West 447.53 feet, thence due West 65.94 feet, all along said Northerly right-of-way line to the East line of the land conveyed to the Cook County Forest Preserve District by Deed recorded December 10, 1982 as Document No. 26436805, thence North 6 degrees 02 minutes 37 seconds East, along the aforesaid line, 991.13 feet to the Westerly line of that parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company; thence South 37 degrees 54 minutes 20 seconds East 324.51 feet along last said right-of-way line; thence due South 277.23 feet; thence due East 170.23 feet; thence South 37 degrees 54 minutes 20 seconds East 235 feet; thence South 52 degrees 05 minutes 40 seconds West 133.20 feet; thence due South 200 feet to the Place of Beginning, in Cook County, Illinois.

PARCEL 2: That part of the South Half of the Southwest Fractional Quarter of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Westerly line of that certain parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, by Warranty Deed recorded May 12, 1949 as Document 14551280 and the North right-of-way line of 159th Street, taken by Document 25546786; thence due West 221.42 feet; thence North 88 degrees 05 minutes 27 seconds West 152.80 feet, all along last said North right-of-way line, to a point (said point being at the intersection with the centerline extended North of Park Avenue, as dedicated by Document 24296287); thence due North 200 feet; thence North 52 degrees 05 minutes 40 seconds East 133.20 feet; thence North 37 degrees 54 minutes 20 seconds West 235 feet; thence due West 170.23 feet; thence due North 277.23 feet to the Westerly line of that parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company;

E 113867 / N 930248 Cook Co. Ill.

Exempt under provisions of Paragraph 17, Section 4, Real Estate Transfer Tax Act.
5/27/93
DAVID J. DUBOIS, agent
Buyer, Seller or Representative

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REAL ESTATE TRANSFER TAX

J00638-1

1291
Michelle W. [Signature]
5/21/93
Calumet City - City of Homes \$2720⁰⁰

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thence South 37 degrees 54 minutes 20 seconds East 950 feet along last said right-of-way line to the place of beginning;

Excepting therefrom the following:

That part of the South Half of the Southwest Fractional Quarter of Section 13, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Westerly line of that certain parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, by Warranty Deed recorded May 12, 1949 as Document 14551280 and the North right-of-way line of 159th Street as taken by Document 25546786; thence due West 221.42 feet; thence North 88 degrees 05 minutes 27 seconds West 152.80 feet, all along last said North right-of-way line, to a point (said point being at the Intersection with the centerline extended North of Park Avenue, as dedicated by Document 24296287); thence due North 200 feet; thence North 52 degrees 05 minutes 40 seconds East 133.20 feet; thence North 37 degrees 54 minutes 20 seconds West 235 feet; thence due East 45.63 feet to the Westerly line of that parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company; thence South 37 degrees 54 minutes 20 seconds East 593.64 feet along said last right-of-way line to the Place of Beginning, all in Cook County, Illinois.

Subject to the exceptions to title listed on Schedule 1 attached hereto and by this reference incorporated herein (collectively, the "Title Exceptions").

Together with, subject to the Title Exceptions, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises.

TO HAVE AND TO HOLD the said premises as above described, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming as by, through or under it, subject only to the Title Exceptions.

The conveyance made hereby shall not affect the Loan Documents (as defined below), or the indebtedness evidenced and secured by the Loan Documents (the "Indebtedness"). As used herein, the term "Loan Documents" includes that certain mortgage dated as of December 1, 1984 and recorded on December 26, 1984 with the Cook County Recorder's Office as document no. 27382324, and that certain mortgage dated as of April 29, 1991 and recorded on May 1, 1991 in the Cook County Recorder's Office as Document No. 91202790, and all documents and instruments evidencing or

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securing the loans described therein. The Indebtedness shall remain in full force and effect after the date hereof. The interest of Grantee in the premises conveyed hereby upon effectuation of the conveyances as provided in this Deed shall not merge with the interest of the mortgagee pursuant to the Loan Documents, but shall be and remain at all times separate and distinct, notwithstanding any unity or commonality of interest in Grantee or such mortgagee, or their officers, directors, shareholders, parents or subsidiaries, and the Loan Documents shall be and remain at all times valid and continuous liens subject only to such written and recorded release thereof as the mortgagee may, in its sole and absolute discretion, so execute hereinafter.

Address of Real Estate: Property located on the north side of
159th Street at Park Avenue
Calumet City, Illinois

Permanent Real Estate Index Number: 29-13-302-024

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

RIVER OAKS LIMITED PARTNERSHIP,
an Illinois limited partnership

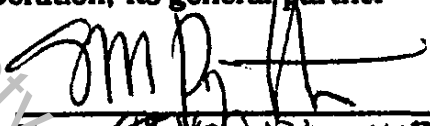
By: **SP GROUP, INC.,** an Illinois
corporation, its general partner

ATTEST:

By:


Name: Jeremy Johns
Title: SECRETARY

By:


Name: STEVEN P. BONOTTE
Title: VICE PRESIDENT

+ return to:

This Instrument Prepared by: Wayne F. Osoba, Hopkins & Sutter, Three First
National Plaza, Suite 4300, Chicago, Illinois 60602

Send Subsequent Tax Bills to: Chemical Bank, Chemical Real Estate Finance, 277
Park Avenue, 12th Floor, New York, New York 10172, Attention: Jimmy Kwong

MAIL TO


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Property of Cook County Clerk's Office



11-1-2010

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

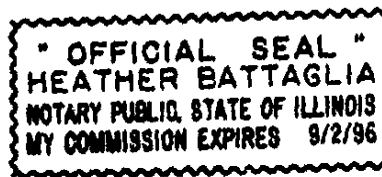
I, HEATHER BATTAGLIA a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that STEVEN M. PAGNOTTA, VICE President of SP Group, Inc., a corporation of the State of Illinois, and JEFFREY JARVIS, Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

Given under my hand and Notarial Seal, this 26TH day of MAY, 1993.

Heather Battaglia
Notary Public

My Commission Expires

9/2/96



Notary Public of Cook County Clerk's Office

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Property of Cook County Clerk's Office

2025-01-08

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SCHEDULE 1

EXCEPTIONS TO TITLE

1. General real estate taxes for 1992 and 1993 and subsequent years.
2. Mortgage and Security Agreement dated December 1, 1984, and recorded with the Recorder of Deeds for Cook County, Illinois on December 26, 1984, as Document No. 27382324.
3. Assignment of Rents and Leases dated December 1, 1984, and recorded with the Recorder of Deeds for Cook County, Illinois on December 26, 1984, as Document No. 27382325.
4. Junior Mortgage dated April 29, 1991, and recorded with the Recorder of Deeds for Cook County, Illinois on May 1, 1991, as Document No. 91202790.
5. Covenants, conditions and restrictions of record, including without limitation, instruments recorded as Document Nos. 27202527, 27303531, 27283994, 27202528, 85106011, 26437720 and 27383893.
6. Private, public and utility easements and roads and highways.
7. Special taxes or assessments for improvements not yet completed.
8. Installments not due as of the date hereof of any special tax or assessment for improvements heretofore completed.
9. Acts done or suffered to be done by, through or under Grantee, or those claiming by, through or under Grantee.
10. Rights of tenants under existing leases and tenancies.
11. Security interest of Chemical Bank, a New York banking corporation, in a financing statement executed by River Oaks Limited Partnership and filed May 1, 1991 as Document No. 91U07581.

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11/15/2011

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EXHIBIT A

LEGAL DESCRIPTION OF PROJECT

PARCEL 1: That part of the South Half of the Southwest Fractional Quarter of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the centerline extended North of Park Avenue, as dedicated by Document No. 24296287, and the North right-of-way line of 159th Street, as taken by Document No. 25546786, said point being 374.22 feet West of the Westerly line of that certain parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, by Warranty Deed recorded May 12, 1949 as Document No. 14551280, as measured along said Northerly right-of-way line; thence North 88 degrees 05 minutes 27 seconds West 447.53 feet, thence due West 65.94 feet, all along said Northerly right-of-way line to the East line of the land conveyed to the Cook County Forest Preserve District by Deed recorded December 10, 1982 as Document No. 20436805, thence North 6 degrees 02 minutes 37 seconds East, along the aforesaid line, 991.23 feet to the Westerly line of that parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company; thence South 37 degrees 54 minutes 20 seconds East 324.51 feet along last said right-of-way line; thence due South 277.23 feet; thence due East 170.23 feet; thence South 37 degrees 54 minutes 20 seconds East 235 feet; thence South 52 degrees 05 minutes 40 seconds West 133.20 feet; thence due South 200 feet to the Place of Beginning, in Cook County, Illinois.

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way line of 159th Street as taken by Document 25546786; thence due West 221.42 feet; thence North 88 degrees 05 minutes 27 seconds West 152.80 feet, all along last said North right-of-way line, to a point (said point being at the Intersection with the centerline extended North of Park Avenue, as dedicated by Document 24296287); thence due North 200 feet; thence North 52 degrees 05 minutes 40 seconds East 133.20 feet; thence North 37 degrees 54 minutes 20 seconds West 235 feet; thence due East 45.63 feet to the Westerly line of that parcel of land conveyed to the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company; thence South 37 degrees 54 minutes 20 seconds East 598.64 feet along said last right-of-way line to the Place of Beginning, all in Cook County, Illinois.

COMMONLY KNOWN AS: River Oaks West Shopping Center located on the north side of 159th Street at Park Avenue in Calumet City, Illinois

P.I.N.: 29-13-302-024

Property of Cook County Clerk's Office

DEPT-01 RECORDINGS \$33.50

T#9999 TRAN 8641 05/28/93 11:09:00

#7091 # *-93-405916

COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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