UNOFFICIAL GORY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS Lhat SOMERVILLE S.C. Massachusettn limited PARTNERSHIP, ASSOCIATES LIMITED £3 partnership, whose address is in care of RD Management Corp., 810 Seventh Avenue, 28th Floor, New York, New York 10019, conveys and warrants to SOMERVILLE MATTESON LIMITED PARTNERSHIP, a Delaware limited partnership, whose address is in care of RD Management Corp., 810 Seventh Avenue, 28th Floor, New York, New York 10019, the following described land situate in the City of Matteson, County of Cook, and State of Illinois, and more particularly described on Exhibit A attached hereto, together with all buildings located thereon and all fixtures (other than trade fixtures) and equipment, attached or pertaining to, or otherwise used in connection with all or any part of the land or buildings (except such as are used by the tenant under the Lease referred to in Exhibit A), for the full consideration of \$100.00, subject to the except to the ex easements, encurbrances, restrictions and other matters set forth on Exhibit A actiched hereto.

Dated this 12 day of October, 1993.

WITNESSES:

SIGNED AND SEALED

SOMERVILLE S.C. ASSOCIATES LIMITED PARTNERSHIP

93904807

DEPT-01 RECERDINGS

\$29.50

T#999 TRON 3414 11/08/93 09:42:00

Prepared by: Eve Shaftel, Esq. Somerville S.C. Associates Limited Partnership c/o RD Management Corp. 810 Seventh Avenue, 28th Floor New York, NY 10019 (212) 265-6600

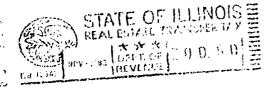
When recorded, return to:

Michael D. Treacy, Esq. Somerville S.C. Associates Limited Partnership c/o RD Management Corp. 810 Seyenth Avenue, 28th Floor New York, NY 10019 (212) 265-6600

Rodern & Drawn Baparson Tillo Anglone
First Americal Canter. 18th flow
Com Financial Canter. 18th flow
Rusdon, MA 00111

UNOFFICIAL COPY TORU HILL

Property of Coot County Clark's Office





157

STATE OF NEW YORK)

COUNTY OF NEW YORK.)

I do hereby certify that on this /d' day of October , 1993, before me, Live Shaffel , a Notary Public in and for the County and State aforegaid, and duly commissioned, personally appeared in the climit of in the control of control of the control of control of the control of control of

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

EVE SHAFTEL
Notery Public, State of New York
No. 31-5003531
Qualified in New York County
Commission Expires Oct. 20, 1864

Live Shaftel Nothry Public

My commission expires:

STATE OF NEW YORK)

COUNTY OF NEW YORK)

93904807

I do hereby certify that on this /2 may of Octobe, , 1993, before me, Cve Shaftel , a Notary Public in and for the County and State aforesaid, and duly commissioned, personally appeared Jay for many , known to me to be the General Partner of Somerville S.C. Associates Limited Partnership, who, being by me duly sworn, did depose and say that he resides in Now york, New york , that he is the General Partner of Somerville S.C. Associates Limited Partnership, the partnership described in and which executed the foregoing instrument, that, on behalf of said partnership he signed, sealed and delivered said instrument for the uses and purposes therein set forth, as its free and voluntary act; and that he signed his name thereto by like order.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

EVE SHAFTEL
Notary Public, State of New York
No. 31-5033631
Qualified in New York County
Commission Expires Oct. 29, 1844

Eve She A-tel Notary Public

My commission expires:

deed\saginav

Proberty of Cook County Clark's Office

EXHIBIT A

A Tract of land in the East half of the Southeast quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West right-of-way line of Governors Highways as dedicated, and the North right-of-way line of 5t. Lawrence Avenue; thence South 89 degrees 46 minutes 13 seconds West 537.20 feet along last said North line; thence North 0 degrees 13 minutes 47 seconds West 79.33 feet; thence North 89 degrees 46 minutes 13 seconds East 45.00 feet; thence North 0 degrees 13 minutes 47 seconds West 253.00 feet; thence North 89 degrees 46 minutes 13 seconds East 79.00 feet; thence North 0 degrees 13 minutes 47 seconds West 352.36 feet to a point on curve; thence Easterly on a curve convex to the South having a radius of 406.60 feet, an are distance of 206.65 feet, and a chord bearing of South 75 degrees 56 minutes 24 seconds East 177.00 feet to a point of curve; thence Easterly on a curve convex to the Horth having a radius of 50.00 feet, an are distance of 38.77 feet, and a chord bearing of South 68 degrees 17 minutes 41 seconds East to the West right-of-way line of Covernors Highway; thence South 0 degrees 30 minutes 30 seconds East 621.00 feet to the place of beginning, all in Cook County, Illinois.,

TOGETHER WITH:

Ensement appurtenant to Parcel I for ingress, agress, access, parking, drainage and detantion over the common areas as described and set forth in Declaration of Ensements, Pentrictions and Operating Agreements made by and between K mart Corporation and Mattason Associates Limited Partnership dated April 19, 1988 and recorded April 21, 1988 as Document Number 88167508.

PIN 31-22 -401-018 101. 179

Address: 4011 W. 211th St., mattern. IZ.

SUBJECT TO:

- Grant made by Emma Gerloff to roblic Service Company of Illinois dated March 2, 1948 and recorded May 12, 1948 as Document Number 14317618.
- 2. Covenants, conditions, essements one restrictions contained in Declaration of Essements, Restrictions, and Operating Agreements between K mart Corporation and Matteson Associates Limited Partnership recorded as Document Number 88167508.
- 3. Assignment, Acceptance and Assumption of Operating Agreement and Engements assigning Matteson Associates Limited Partnership's interest in the Declaration of Engements, Restrictions and Operating Agreements recorded as Document Number 88167508 to Matteson Joint Venture dated June 24, 1988 recorded June 30, 1988 as Document Number 88287330.
- 4. Plat of Easument recorded August 1, 1988 as Document Number 88342302 granting easuments to Commonwealth Edison Company, 71'incis Bell Telephone, the Village of Matteson and their successors and assigns.
- 5. Sanitary Sewer Agreement dated August 4, 1969 and reported February 28, 1980 as Document Number 25376036.
- Storm sewer as shown on the plat of survey by Joseph A. Schudt & Associatos, Inc. dated October 18, 1988.
- 7. Sanitary sewer as shown on the plat of survey by Joseph A. Schudt & Associates, Inc. dated October 18, 1988.
- 8. Water main as shown on the plat of survey by Joseph A. Schudt & Associates, Inc. dated October 18, 1988.
- 9. Gas main as shown on the plat of survey by Joseph A. Schudt & Ausoclates, Inc. dated October 18, 1988.
- 10. Rights of adjoining owner or owners to the concurrent use of the ensement described and referred to herein as Parcel 2.
- Encroschment of curbed islands over the property line as shown on plat of survey by Joseph A. Schudt and Associates, Inc. dated October 6, 1993.

Property of Cook County Clerk's Office

- 12. Lease dated becomber 8, 1988 by and between Somerville S.C. Associates Limited Partnership and K mart Corporation, a memorandum of which was recorded on December 12, 1988 as Document No. 88572550.
- 13. Men of current taxes not yet due and payable.
- 14. State of Affairs shows on survey dated October 5, 1993 prepared by Joseph A. Schudt & Associates.

Permanent Tax Rumber: 31-22-401-012

Property of County Clerk's Office

PER APPEAR OF THE PORT AND POR

Property of Cook County Clark's Office

PLEASE RETURN TO:
DEANN BAPTISTE
FIRST AMERICAN TITLE INSURANCE COMPANY
ONE FINANCIAL CENTER - 16th FLOOR
80STON, MA 02111