

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SOMERVILLE S.C. ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited 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 easements, encumbrances, restrictions and other matters set forth on Exhibit A attached hereto.

Dated this 12<sup>th</sup> day of October, 1993.

WITNESSES:

SIGNED AND SEALED

SOMERVILLE S.C. ASSOCIATES LIMITED PARTNERSHIP

Eve Shaftel  
Helen Schumacher  
Eve Shaftel  
Helen Schumacher

By: [Signature]  
By: [Signature]

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 Seventh Avenue, 28th Floor  
New York, NY 10019  
(212) 265-6600

Return to Dawn Baptista  
First American Title  
One FINANCIAL CENTER, 16<sup>th</sup> Floor  
Boston, MA 02111

Send to [unclear]

2950

DEPT-01 RECORDINGS \$29.50  
TH9999 TRN 1416 11/08/93 09:42:00  
#0901 # 93-904807  
COOK COUNTY RECORDER

93904807





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## 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 Highway as dedicated, and the North right-of-way line of St. Lawrence Avenue; thence South 89 degrees 46 minutes 13 seconds West 537.20 feet along 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 arc distance of 206.65 feet, and a chord bearing of South 75 degrees 56 minutes 54 seconds East to a point of tangent; thence North 89 degrees 29 minutes 30 seconds East 177.00 feet to a point of curve; thence Easterly on a curve convex to the North having a radius of 50.00 feet, an arc 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 Governors 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:

Easement appurtenant to Parcel 1 for ingress, egress, access, parking, drainage and detention over the common areas as described and set forth in Declaration of Easements, Restrictions and Operating Agreements made by and between K mart Corporation and Matteson Associates Limited Partnership dated April 19, 1988 and recorded April 21, 1988 as Document Number 88167508.

PIN 31-22-401-018 lot 179

Address: 4011 W. 211th St.  
Matteson, IL.

### SUBJECT TO:

1. Grant made by Emma Gerloff to Public Service Company of Illinois dated March 2, 1948 and recorded May 12, 1948 as Document Number 14317618.
2. Covenants, conditions, easements and restrictions contained in Declaration of Easements, 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 Easements assigning Matteson Associates Limited Partnership's interest in the Declaration of Easements, 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 Easement recorded August 1, 1988 as Document Number 88342302 granting easements to Commonwealth Edison Company, Illinois Bell Telephone, the Village of Matteson and their successors and assigns.
5. Sanitary Sewer Agreement dated August 4, 1969 and recorded February 28, 1980 as Document Number 25376036.
6. Storm sewer as shown on the plat of survey by Joseph A. Schudt & Associates, 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 & Associates, Inc. dated October 18, 1988.
10. Rights of adjoining owner or owners to the concurrent use of the easement described and referred to herein as Parcel 2.
11. Encroachment of curbed islands over the property line as shown on plat of survey by Joseph A. Schudt and Associates, Inc. dated October 6, 1993.

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12. Lease dated December 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. Lien of current taxes not yet due and payable.
14. State of Affairs shown on survey dated October 6, 1993 prepared by Joseph A. Schulte & Associates.

Permanent Tax Number: 31-22-401-012

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93904507

COOK COUNTY CLERK  
JAMES J. COUGHLIN  
111 N. LAUREL ST.  
CHICAGO, ILL. 60602  
TEL: 312-603-4000  
FAX: 312-603-4001

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