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SPECIAL WARRANTY DEED

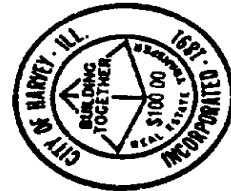
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This indenture, made to be effective as of the 9th day of November, A.D., 1993, between LEND LEASE TRUCKS INC., a Delaware corporation, duly authorized to transact business in the State of Illinois, whose address is Suite 200 West, 9900 Bren Road East, Minnetonka, Minnesota 55343, ("Grantor"), and Quality Transportation Systems, Inc., an Iowa corporation, whose address is 715 W. 172nd St., South Holland, IL 60473 ("Grantee"), witnesseth: That Grantor, for and in consideration of the sum of Ten Dollars, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described Real Estate situated in the County of Cook and the State of Illinois (the "Property"), to-wit:

A Parcel of Land comprising part of the Northwest 1/4 of Section 29, Township 36 North, Range 14 East of the Third principal Meridian, being described as follows: Beginning at an iron pipe 33 feet North of the South line and 1303.68 feet West of the East line of said Northwest 1/4 of section 29 and running thence north perpendicular to the said South line of said 1/4 section, a distance of 460.71 feet to an intersection with the Westerly line of tract conveyed by deed recorded October 24, 1962 as document number 18627135; thence Southwesterly along said Westerly line, a distance of 596.06 feet to the Southwesterly corner of said tract, said Southwesterly corner being 33 feet north of said South line of the Northwest 1/4 of Section 29; thence East parallel with said South line of said quarter section, a distance of 378.21 feet to the point of beginning, all in Cook County, Illinois

Permanent Real Estate Index Number: 29-29-100-007-0000

Address of Real Estate: 1400 West 171st Street, Harvey, IL



6805
ON

TO HAVE AND TO HOLD the Property unto Grantee in fee simple.

Grantor does hereby covenant with Grantee that, except for the encumbrances listed on Exhibit "A" attached hereto, at the time of delivery of this deed, the Property is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against a lawful claim and demand of all persons claimed by, through or under it, but against none other.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY WITH, OR OPERATION OF THE PROPERTY IN COMPLIANCE WITH, ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND GRANTEE SPECIFICALLY ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING THE DISPOSAL OR EXISTENCE, IN, ON OR UNDER THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT IT HAS BEEN GIVEN SUFFICIENT OPPORTUNITY TO INSPECT THE PROPERTY AND THAT IN PURCHASING THE PROPERTY, GRANTEE IS RELYING SOLELY ON HIS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED

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OR TO BE PROVIDED BY GRANTOR. GRANTOR ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN, IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS, LATENT OR PATENT.

IN WITNESS WHEREOF Grantor has called these presents to be executed in its name, on the date set forth in the acknowledgement below, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, effective as of November 9, 1993.

LEND LEASE TRUCKS INC.

(CORPORATE SEAL)

Joseph N. Evangelist
President

ATTEST:

Steven B. Toon
Secretary
Print Name: Steven B. Toon


Signed, sealed and delivered in the presence of:

Nancy A. Czajkowski
Print Name: Nancy A. CZAJKOWSKI

Joseph N. Evangelist
Print Name: JOSEPH N. EVANGELIST

State of Minnesota)
County of Hennepin)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph N. Evangelist personally known to me to be the President of the corporation and Steven B. Toon personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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.

(SEAL) 
KATHLEEN M. ULRICH
NOTARY PUBLIC MINNESOTA
HENNEPIN COUNTY
My Comm. Expires Oct 25, 1996
My commission expires: 10-25-96
Date

Kathleen M. Ulrich
NOTARY PUBLIC, STATE OF MINNESOTA
Print Name: Kathleen M. Ulrich

This instrument was prepared by: Nancy A. Czajkowski, Suite 200W, 9900 Bren Road East, Minnetonka, MN 55343.

Mail to:
Mr. Craig Martin
Golstine, Skrodzki, Russian
Nemec and Hoff, Ltd.
7660 W. 62nd Place
Summit, IL 60501

Send subsequent tax bills to:
1400 S. 171st Street
Harvey, IL 60426

COOK
CO. R.C. 018
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NOV 15 1993
REVENUE
DEPT. OF
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
165.00

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NOV 15 1993
REVENUE
STAMP
82.50
Cook County
REAL ESTATE TRANSACTION TAX

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EXHIBIT A

1. Railroad Right of Way, switch and spur tracks.
2. Rights of way for Drainage Tiles, Ditches, Feeders and Laterals, if any.
3. Easement reserved in Warranty Deed from Illinois Central Railroad Company to Burnside Construction Company, dated August 1, 1962 and recorded October 24, 1962 as Document 18627135, for the purpose of maintaining, repairing, renewing, replacing or removing an existing water main on, over, under and across a strip of land 12 feet in width, being 6 feet on each side of the center line of the existing 14 inches cast iron water main running in a northerly and southerly direction and located in the Northwesterly part of the property so conveyed.
4. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Easement in, upon, under, over and along the south 240 feet of the east 10 feet of the east 1/2 of the Northwest 1/4 of Section 223, Township 36 North, Range 14 of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service together with Gas Company recorded January 21, 1964 as document 19027393.
6. Possible Rights of utility company's to maintain their overhead wires along the southwest corner of the Land as disclosed by survey dated October 27, 1993 by Glen D. Krisch Land Surveyor, Inc. File no. 922107.
7. Possible Rights of Utility Co's to maintain their poles and wires along the east 1n as disclosed by survey dated October 27, 1993 by Glen D. Krisch Land Surveyor, Inc.
8. Proposed 7.0 foot right of way acquisition along the south line as disclosed by survey dated October 27, 1993 by Glen D. Krisch Land Surveyor, Inc.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

Joseph N. Evangelist, being duly sworn on oath, states that he is the President of Lend Lease Trucks Inc., a Delaware corporation, that Lend Lease Trucks Inc. owns the property located at 1400 West 171st Street, Harvey, Illinois. That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois revised Statues for one of the following reasons:

(A.) Said Act is not applicable as the grantors own no adjoining property to the premise described in said deed.

-OR-

B. The conveyance fails in one of the following exemptions enumerated in said Paragraph 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. 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 interest therein for use as a right of way for railroad, 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 purposes 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;
7. Conveyance 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 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 a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same or larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

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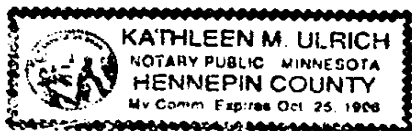
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit on behalf of Lend Lease Trucks Inc. for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

LEND LEASE TRUCKS INC.
President

SUBSCRIBED and SWORN to before me this 8 day of November, 1993.

Kathleen M. Ulrich
Notary Public



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