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DEED

THIS DEED is made as of the 26th day of January, 1993, by E.K. Limited Partnership, an Illinois limited partnership, the address of which is One Parkview Plaza, Suite 750, Oakbrook Terrace, Illinois 60181 ("Grantor"), and Opus North Corporation, an Illinois corporation, the address of which is Suite 900, Orchard Point, 9700 Higgins Road, Rosemont, Illinois 60018, Attention: John M. Crocker, Jr. ("Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and sell to Grantee certain real estate more particularly described in attached Exhibit A (the "Premises"), but subject to those specific matters set forth in attached Exhibit B.

TO HAVE AND TO HOLD the Premises unto Grantee forever; and Grantor does hereby covenant and agree with Grantee that Grantor has not suffered to be done or committed any act, matter or thing whatsoever in the title, estate or otherwise, howsoever, except as otherwise provided in attached Exhibit B.

E.K. Limited Partnership, an Illinois limited partnership

By: Great Lakes Properties of Wisconsin, Inc., Wisconsin corporation general partner

By: Timothy W. Barrett  
Its: Vice President

*279*

State of Illinois )  
County of Cook )

BEFORE ME, the undersigned authority, personally appeared Timothy W. Barrett, to me known and known to me to be the Vice President of Great Lakes Properties of Wisconsin, Inc., a Wisconsin corporation, the general partner of E.K. Limited Partnership, an Illinois limited partnership, and acknowledged to me that he executed this instrument as the Vice President of Great Lakes Properties of Wisconsin, Inc., as the general partner of E.K. Limited Partnership, and that this instrument is the free act and deed of Great Lakes Properties of Wisconsin, Inc. and of E.K. Limited Partnership.

WITNESS my hand and official seal this 26th day of January, 1993.

*JoAnne Krol*  
Notary Public

My commission expires: 11/13/95

This document prepared by:

Edward C. Dawda  
Clark, Klein & Beaumont  
1533 North Woodward Avenue  
Suite 220  
Bloomfield Hills, Michigan 48304  
BAA02765.WPS

" OFFICIAL SEAL "  
JoAnne Krol  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/13/95

REAL ESTATE TRANSFER TAX  
*Michelle Williams*  
Calumet City - City of Homes \$2576

82 7402032 TK

0302/21 msh

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 29 1993  
DEPT OF REVENUE  
644.00

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1/1/2010

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## EXHIBIT A

### Legal Description

Lot 3 in Oakview Shopping Center Subdivision being part of the Northwest 1/4 of Section 24, and part of the resubdivision of Lot 2 in Riveroaks West Unit No. 2, being a subdivision of part of the Northeast 1/4 of Section 24, all in Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and the appurtenances and all the estates and rights of Grantor in and to said real estate and any improvements thereon.

P.I.N. 29-24-250-0047-0000

address: Southeast Corner of Benton & East-West, Calumet City, Illinois

mail to:

W. Craig Fenber, Esq.  
O'Brien, O'Rourke, Hogan & McNulty  
Suite 830  
135 South LaSalle Street  
Chicago, Illinois 60603

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## EXHIBIT B

### Permitted Exceptions

1. Letter from the Department of Public Works and Buildings of the State of Illinois appended to the Plat of River Oaks West Unit No. 2 Subdivision recorded December 6, 1971 as Document No. 21733939, and letter from Illinois Department of Transportation appended to Plat of Resubdivision of Lot 2 in River Oaks West Unit 2 recorded January 16, 1974 as Document No. 22596794, both of which letters indicate that portions of the property included in the subdivision are subject to flood risk.
2. Covenants and Conditions Agreement dated September 20, 1973 and recorded January 20, 1974 as Document No. 226077998, made by American National Bank and Trust, as Trustee under Trust Agreement dated December 20, 1973 and known as Trust Number 21073, to Chicago Title and Trust Company, as Trustee under Trust Agreement dated October 11, 1973 and known as Trust Number 33142, in which at paragraph 5 American agrees to provide a storm water retention reservoir on the land for the benefit of other property.
3. Operation and Easement Agreement dated August 10, 1992 and recorded August 12, 1992 as Document No. 92599324 made by and between Dayton Hudson Corporation and E.K. Limited Partnership.
4. Terms and conditions of Trustee's Deed dated August 11, 1992, recorded August 12, 1992 as Document No. 92598894 made by LaSalle National Trust, N.A., as successor in interest to LaSalle National Bank, a national banking association, Chicago, Illinois, as successor trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated December 26, 1984 and known as Trust Number 109000 ("Grantor"), and E.K. Limited Partnership, an Illinois limited partnership ("Grantee").
5. Declaration of Allocation, Designation of New Party and Agreement Regarding Operation and Easement Agreement dated October 1, 1992 and recorded October 9, 1992 as Document No. 92753015, and re-recorded on 1-28-93, as Document No. 93074472 made by and between Circuit City Stores, Inc. and E.K. Limited Partnership.
6. Memorandum of Lease dated August 11, 1992 and recorded August 12, 1992 as Document No. 92559325 made by and between E.K. Limited Partnership and Leewards Creative Crafts, Inc.
7. Sanitary Sewer Easement recorded on November 15, 1977 as Document No. 24195612.
8. Plat of Subdivision and ordinance approving and accepting plat of subdivision of Oakview Shopping Center recorded October 6, 1992, as Document No. 92743693.
9. Taxes for 1993, not yet due and payable.

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PROPERTY TAX

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COUNTY OF COOK

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