

SPECIAL WARRANTY DEED
(Corporation to corporation)
(Illinois) Partnership

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THIS INDENTURE, made this 17th day of April,
19 93, between Best Buy Co., Inc.

a corporation created and existing under and by virtue of the laws of
the State of Minnesota and duly authorized to transact
business in the State of Illinois, party of the first part,
and BB Property Company, a Nebraska general
partnership

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of \$10.00
Dollars and other good and valuable consideration

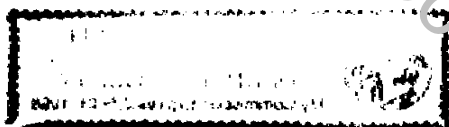
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following
described real estate, situated in the County of Cook and State of Illinois known and described as
follows, to wit:

See attached Exhibit A

DEPT-01 RECORDING \$35.50
T45555 TRAM 1258 04/27/93 13108100
#5327 # *-93-309384
COOK COUNTY RECORDER

93309384

Above Space For Recorder's Use Only



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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above
described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above
described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, promise and agree, to and with the party of
the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said
premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND**
DEFEND, subject to: See attached Exhibit B

Permanent Real Estate Index Number(s): 31-22-300-039
Address(es) of real estate: 4707 Lincoln Mall Drive, Matteson, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused
its name to be signed to these presents by its Exec. Vice President, and attested by its Assistant Secretary, the day
and year first above written.

Best Buy Co., Inc.
(Name of Corporation)
By [Signature]
Exec. Vice President
Attest: [Signature]
Asst. Secretary

This instrument was prepared by Douglas W. Kieso, D'Ancona & Pflaum, 30 N. LaSalle, Chicago,
(NAME AND ADDRESS) IL. 60602

MAIL TO

BB Property Company
(Name)
c/o W.P. Carey & Co., Inc.
(Address)
620 Fifth Ave.
New York, NY 10020

SEND SUBSEQUENT TAX BILLS TO
BB Property Company
c/o W.P. Carey & Co., Inc.
(Address)
620 Fifth Ave.
New York, NY 10020

RECORDED IN OFFICE BOX NO

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STATE OF MINNESOTA
COUNTY OF HENNEPIN

I, DAVID L. MITCHELL, a Notary Public

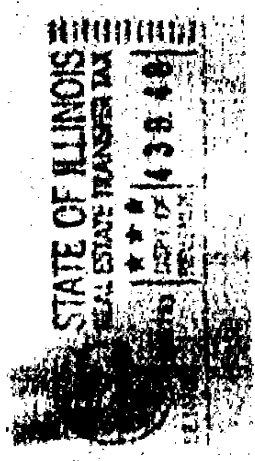
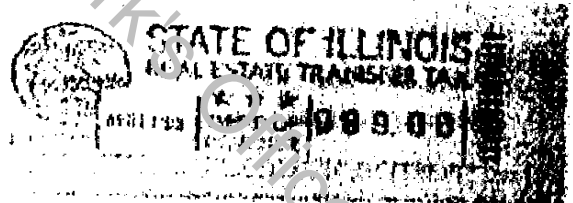
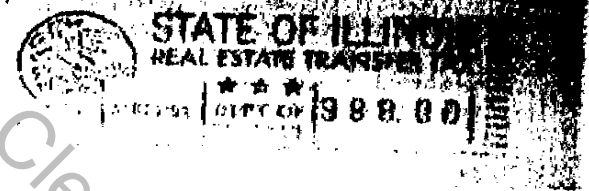
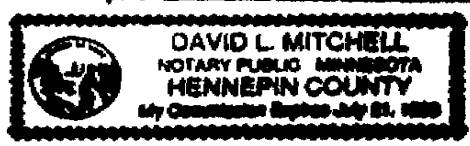
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALLEN LOUENHINE personally known to me to be the EXEC VICE President of BOST MAY CO., INC. a MINNESOTA corporation, and JOSEPH H. JOYCE, personally known to me to be the ASSISTANT SECRETARY Secretary of said corporation, and personally 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 EXEC. VICE President and ASSISTANT 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.

GIVEN under my hand and official seal this 17TH day of APRIL, 1992.

David L. Mitchell
Notary Public

Commission expires _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE



Box 93509384

SPECIAL WARRANTY DEED
Corporation to Individual
TO
ADDRESS OF PROPERTY:

MAR. 10.
GEORGE L. GALE
CLERK

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1533d/9624L

MATTESON, ILLINOIS

Permanent Tax Index No.: 31-22-300-039, Volume 179

Street Address: 4707 Lincoln Mall Drive,
Matteson, Illinois

PARCEL 1:

The reciprocal and non-exclusive easements for ingress and egress and for the installation, operation, maintenance, repair, replacement, relocation and removal of storm and sanitary sewers, water lines and gas mains, electrical power lines, telephone lines and other utility lines, created and granted as appurtenances to the hereinafter Parcel 3 and other property all created, defined and limited by that certain Total Site Agreement dated March 7, 1972 and recorded March 24, 1972 as Document 21846162 by and between Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated June 4, 1971 and known as trust number 57420, Carson Pirie Scott and Company, a Delaware Corporation, J. C. Penney Properties, Inc., a Delaware Corporation, Montgomery Ward Development Corporation, a Delaware Corporation, Wieboldt Stores, Inc., an Illinois Corporation, and Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 30, 1971 and known as trust number 57866, in, on, over, upon and under Lots 2, 3 (except that part of Lot 3 condemned in Case Number 831052236), 4, 5, 8, 9, 10, 11 and 12 in Lincoln Mall Subdivision aforesaid as shown on the plot plan attached to the said Total Site Agreement as amended and modified by that certain Easement Relocation Agreement, First Amendment to Total Site Agreement and Highway Easement Relocation and Drainage Grant Easement, recorded on September 9, 1977 in the Office of Recorder of Deeds for Cook County, Illinois as Document Number 24099069.

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PARCEL 2:

Non-exclusive easement for the benefit of Parcel 3 and other property as created by Grant of Easement dated May 4, 1990 and recorded May 4, 1990 as Document 90207764 for installation, use, operation, maintenance, repair and replacement of the outfall facilities and other drainage facilities over the following described land: the South 100 feet of the North 153.49 feet of Lot 21 lying Westerly of the centerline of Butterfield Creek in Block 2 in Matteson Farms, a Subdivision

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in the West half (1/2) of the South East quarter (1/4) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 1:

Lot 2 in the resubdivision of Lot 9 in Lincoln Mall, being a subdivision of part of the Southwest quarter (1/4) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1979 as Document 24693781, in Cook County, Illinois.

PARCEL 2:

Non-Exclusive Easement for the benefit of Parcel 3, created by Document dated March 7, 1972 and recorded March 24, 1972 as Document Number 21846183 by and between Chicago Title and Trust Company, Trust number 57420, Carson Pirie Scott & Company, J.C. Penney Properties Inc., Montgomery Ward Development Corp. and Wieboldt Stores, Inc., in, to, over and across the Common Area Portion, for ingress and egress, for passage and accomodation of pedestrians, over, upon and across Lots 1, 3, 4, 5 and 6 in Lincoln Mall Subdivision.

EXHIBIT "A"

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EXHIBIT B
1534d/9622L

MATTESON, ILLINOIS

PERMITTED EXCEPTIONS

1. General Real Estate Taxes on the land for the year 1992, second installment and 1993 and subsequent years.
2. Rights of the public, State of Illinois and the Village of Matteson in and to that part of the land dedicated for Lincoln Highway. (Affects Parcel 1)
3. A perpetual easement created by easement agreement between LaSalle National Bank, as Trustee dated December 10, 1970 and recorded March 29, 1971 as Document 21433856, as amended by First Amendment dated May 1, 1977 and recorded September 9, 1977 as Document 24099069, as shown on Plat of Resubdivision of Lot 9 aforesaid as shown on Survey by Christian Fromke (dated March 8, 1993 Survey No. N-117585. (the "Survey")

(Affects Lots 5, 8 and 9 of Lincoln Mall Subdivision)

(Affects Parcel 1 and 3 and other property)
4. Grant for utility purposes made by J. Wesley McCormack, Inc., to the Illinois Bell Telephone Company dated November 3, 1952 and recorded April 6, 1953 as Documents 15584692, as shown on said Survey. (Affects Parcel 1)
5. Grant of Easement dated May 4, 1990 and recorded May 4, 1990 as Document 90207754. (Affects Parcel 2)
6. Restrictions contained in Plat of Subdivision recorded December 15, 1950 as Document 14974213 relating to construction and location of water wells and waste disposal systems. (Affects Parcel 2)
7. Restriction contained in deed recorded September 5, 1952 as Document 15428037 requiring building plans by a licensed architect.

(Affects Parcel 2 and other property)
8. 50 foot building line on the West lines of Lots 20 and 21, as shown on said Survey. (Affects Parcel 2)

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9. Rights of the adjoining owners to the uninterrupted flow of Butterfield Creek.

(Affects Parcel 2)

10. Grant of Easement made by Lincoln Mall Properties, Inc., recorded September 28, 1977 as Document 24125547 to the Commonwealth Edison Co. and the Illinois Bell Telephone Co. (Affects Lot 5 in Lincoln Mall) (Affects Parcel 1)

11. Grant of easement made by Union Federal Savings and Loan Association of Cook County, Illinois to the Commonwealth Edison Company recorded June 6, 1975 as Document 23104916, as shown on said Survey, see Note #9.

(Affects Lot 1 in resubdivision of Lot 12 in Lincoln Mall)

(Affects Parcel 1)

12. Declaration of restrictions and easements for ingress and egress, 50 feet in width as created by Declaration recorded November 8, 1968 as Document 20671343, and terms and conditions therein contained.

(Affects Lot 1, 4 and 6 of Lincoln Mall Subdivision)

(Affects Parcel 1)

Note: Amended by Document Numbers 23796658 through 2379664, 23562217, and 24060355.

Note: Designation and Easement recorded November 10, 1977 as Document 24188603 and terms contained therein.

13. Reciprocal construction operation and easement agreement dated March 7, 1972 and recorded on March 24, 1972 as Document 21846183 by and between Chicago Title and Trust Company, a corporation of Illinois, as Trustee Under Trust Agreement dated June 4, 1971 and known as trust number 57420, Carson Pirie Scott and Company, a Delaware corporation, J.C. Penney Properties, Inc., a Delaware corporation, Montgomery Ward Development Corporation, a Delaware Corporation, and Weiboldt Stores, Inc., an Illinois Corporation.

(Affects Parcel 1)

14. Total Site Agreement dated March 7, 1972 and recorded March 24, 1972 as Document 21846182 by and between Chicago Title and Trust Company, a corporation of Illinois, as

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Trustee under Trust Agreement dated June 4, 1971 and known as trust number 57420, Carson Pirie Scott and Company, a Delaware Corporation, J. C. Penney Properties, Inc., a Delaware Corporation, Wieboldt Stores, Inc., an Illinois Corporation, and Chicago Title and Trust Company, a Corporation of Illinois, as Trustee under Trust Agreement dated July 30, 1971 and known as trust number 57855.

15. Grant of Easement for the benefit of Lot 8 in Lincoln Mall aforesaid, a 15 foot easement over and under and across the spoke road portion of Lot 5 in Lincoln Mall as contained in total site agreement dated March 7, 1972 and recorded March 24, 1972 as Document Number 21846182, and terms and conditions thereof.

(Affects Parcel 1)

16. Grant of Easement made by Chicago Title and Trust Company, as Trustee recorded June 6, 1980 as Document 25479097, and shown on Plat of Survey by National Survey Services, Inc. dated March 3, 1973 Survey No. N-117585 Survey.

The easterly 30 feet of Lot 2 and the westerly 5 feet of the easterly 35 feet of the southerly 10 feet of Lot 2 in the resubdivision of Lot 9 in Lincoln Mall aforesaid and the agreements, covenants and conditions therein contained as shown on the Survey.

17. Covenants and restrictions to Grantee being a "party" under total site agreement recorded as Document 21846182 and amendment recorded as Document 24099069, and assuming all rights, liabilities, duties and obligations of Grantor thereunder as contained in deed from Chicago Title and Trust Company a Corporation of Illinois as Trustee under Trust Agreement dated July 30, 1971 known as trust number 57855 to Lehndorff USA (Central Limited), Corporation of Illinois, recorded June 27, 1984 as Document 27149134.

(Affects Parcel 3)

18. Grant of Easement (known as easement grant number 24) dated November 27, 1989 and recorded December 20, 1989 as Document 89609486 made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated June 4, 1971 and known as trust number 57420 to Metropolitan Water Reclamation district of Greater Chicago, a municipal corporation of Illinois, its Successors and Assigns

(Affects Parcel 2)

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19. Rights of parties to the uninterrupted flow of the waters in the stream running East and West through Parcel 2 as disclosed by survey by J. M. Hank and Associates, dated December 22, 1989, Number 89-2273, Sheet 5.

(Affects Parcel 2)

20. Unrecorded Easement for gas system main along approximately the Westerly 10 feet of the land as disclosed by survey made by J. M. Hank and Associates, dated December 22, 1989, Number 89-2273, Sheet 6, and as disclosed by Atlas Page F-19223 attached to Utility Letter dated June 15, 1992 from David P. Konrad, Real Estate Agent for Northern Illinois Gas Company.

(Affects Parcel 3)

21. Unrecorded Easement for the Illinois Bell Telephone Company buried cable along approximately the West 20 feet of the land as disclosed by survey made by National Survey Service, Inc., dated March 8, 1993 Number N-117585.

(Affects Parcel 3)

22. Terms, covenants, conditions and restrictions contained in the special warranty deed dated as of August 21, 1992 and recorded August 21, 1992 as Document 92623471 made by Public Employees' Retirement Association of Colorado, an Association created under the laws of the State of Colorado to Best Buy Co., Inc., a Minnesota Corporation.

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