

SPECIAL WARRANTY DEED  
(Corporation to individual)  
(Illinois)

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NO. 803  
February 1988

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COUNTY, ILLINOIS  
FILED FOR RECORD

THIS INDENTURE, made this 27th day of December, 1994, between New Park Forest Associates I, a limited partnership

JAN - 3 PM 2: 19

94003708

incorporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Parkside Land Company, Inc., an Illinois corporation  
101 East Ontario, Suite 400  
Chicago, Illinois 60611  
(NAME AND ADDRESS OF GRANTEE)

94003708

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Twenty (20.00) Dollars and \_\_\_\_\_

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the general partner of said limited partnership by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors 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:

EXHIBIT A IS HEREBY INCORPORATED HEREIN.

The Park Forest ~~transfer~~  
tax exemption is stated  
on the Park Forest declaration

27 BWP  
27 BWP

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 4, SECTION 4, REAL  
ESTATE TRANSFER TAX ACT.  
DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

748/482 BWP

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 successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors 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: EXHIBIT B IS HEREBY INCORPORATED HEREIN.

Permanent Real Estate Index Number(s): 31-36-200-037  
Address(es) of real estate: Park Forest Centre, Park Forest, Illinois

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

NEW PARK FOREST ASSOCIATES I, an Illinois limited partnership  
By: New Park Forest Associates I, Inc.

(Name of Corporation)  
By: Chel President  
Attest: JMS Secretary

This instrument was prepared by Etahn H. Cohen, Sugar, Friedberg & Folsenthal, Suite 2600, Chicago, IL 60602  
(NAME AND ADDRESS)

94003708

MAIL TO: { Douglas J. Antonio, Esq.  
Sugar, Friedberg & Folsenthal  
30 N. LaSalle St., Suite 2600  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:  
Parkside Land Company, Inc.  
101 East Ontario, Suite 400  
Chicago, Illinois 60604

BOX 333

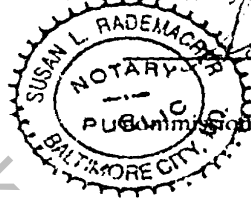
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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STATE OF Maryland )  
COUNTY OF Baltimore ) ss.

I, Susan L. Rademacher, a notary public in and for said city County, in the State aforesaid, DO HEREBY CERTIFY that Charles C. Jacobs personally known to me to be the Vice President of New Park Forest Associates II and III, Inc., a Illinois corporation, and Joseph W. Winters 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 Vice 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 of New Park Forest Associates I and II, 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 29<sup>th</sup> day of Dec, 19 93



Susan L. Rademacher  
Notary Public

Commission expires 12/17/95

Property of Cook County Clerk's Office

Box 34003708

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

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ESTABLISHED 1837

## LEGAL DESCRIPTION

Park Forest Centre  
Park Forest, Illinois

PERMANENT REAL ESTATE INDEX NO. 31-36-200-037-0000

### PARCEL 1:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 25, AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTH EAST 1/4 AND THE EAST RIGHT OF WAY LINE OF SOUTH ORCHARD DRIVE; THENCE NORTH 0 DEGREES, 03 MINUTES, 30 SECONDS WEST 82.97 FEET ALONG THE LAST SAID EAST LINE TO THE SOUTH LINE OF LAKEWOOD BOULEVARD; THENCE EASTERLY ON A CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 500 FEET, AN ARC DISTANCE OF 206.81 FEET ALONG THE LAST SAID SOUTH LINE TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, AN ARC DISTANCE OF 54.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75 DEGREES, 16 MINUTES EAST, 120.03 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 1,106.21 FEET, AN ARC DISTANCE OF 447.24 FEET; THENCE SOUTH 8 DEGREES, 36 MINUTES, 29 SECONDS EAST, 250.12 FEET; THENCE NORTH 90 DEGREES WEST, 37.00 FEET; THENCE SOUTH 5 DEGREES, 42 MINUTES, 38 SECONDS EAST, 90.45 FEET; THENCE SOUTH 17 DEGREES, 10 MINUTES, 41 SECONDS EAST, 130.94 FEET; THENCE SOUTH 68 DEGREES, 11 MINUTES, 53 SECONDS WEST, 26.93 FEET; THENCE SOUTH 72 DEGREES, 33 MINUTES, 10 SECONDS WEST, 22.47 FEET; THENCE SOUTHERLY ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 10 FEET, AN ARC DISTANCE OF 20.06 FEET, AND A CHORD DISTANCE OF 16.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 17 DEGREES, 10 MINUTES, 33 SECONDS EAST, 48.57 FEET; THENCE SOUTH 67 DEGREES, 31 MINUTES, 14 SECONDS WEST, 52.73 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 10 FEET, AN ARC DISTANCE OF 14.70 FEET, AND A CHORD DISTANCE OF 13.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16 DEGREES, 42 MINUTES, 57 SECONDS EAST, 53.60 FEET; THENCE SOUTH 73 DEGREES, 54 MINUTES, 50 SECONDS WEST, 223.76 FEET; THENCE NORTH 30 DEGREES, 57 MINUTES, 50 SECONDS WEST, 46.65 FEET; THENCE SOUTH 66 DEGREES, 11 MINUTES, 35 SECONDS WEST, 315.18 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ORCHARD DRIVE; THENCE NORTH 41 DEGREES, 36 MINUTES, 11 SECONDS WEST, 69 FEET ALONG THE LAST SAID EAST LINE TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 758.28 FEET, AN ARC DISTANCE OF 403.02 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHERLY ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 1,736.76 FEET, AN ARC DISTANCE OF 232.21 FEET, ALL ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH ORCHARD DRIVE; THENCE SOUTH 30 DEGREES, 20 MINUTES, 54 SECONDS EAST, 75.66 FEET; THENCE SOUTH 71 DEGREES, 01 MINUTE, 45 SECONDS EAST, 173.30 FEET; THENCE NORTH 0 DEGREES EAST, 320.52 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B TO SPECIAL WARRANTY DEED  
OF  
NEW PARK FOREST ASSOCIATES I

MORTGAGE DATED AS OF OCTOBER 1, 1986 AND RECORDED DECEMBER 30, 1986 AS DOCUMENT 86624616 MADE BY NEW PARK FOREST ASSOCIATES I, AN ILLINOIS LIMITED PARTNERSHIP, TO THE CHASE MANHATTAN BANK, A NATIONAL ASSOCIATION, AND EQUITABLE BANK, A NATIONAL ASSOCIATION, TO SECURE AN AMOUNT OF \$5,040,000.00.

INTEREST OF THE CHASE MANHATTAN BANK, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS OF THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY NEW PARK FOREST ASSOCIATES I, DEBTOR, AND FILED ON DECEMBER 31, 1986 AS NUMBER 86U34271.

INTEREST OF THE CHASE MANHATTAN BANK, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY NEW PARK FOREST ASSOCIATES I, DEBTOR, AND FILED ON DECEMBER 31, 1986 AS NUMBER 86U34272.

MORTGAGE MODIFICATION AND SPREADER AGREEMENT DATED OCTOBER 9, 1991 AND RECORDED OCTOBER 10, 1991 AS DOCUMENT 91531164 MADE BY NEW PARK FOREST ASSOCIATES I, II AND III AND THE CHASE MANHATTAN BANK, NATIONAL ASSOCIATION.

UNPAID REAL ESTATE TAXES.

County Clerk's Office

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STATE OF ILLINOIS )

COUNTY OF COOK )

ss.

Jonathan L. Mills

being duly sworn on oath, states that he resides at 30 N. LaFalle Street, Chicago

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

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

-OR-

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

1. The division or subdivisions 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 of any recorded subdivision which not 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 railroads 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. Conveyances 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, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

94003708

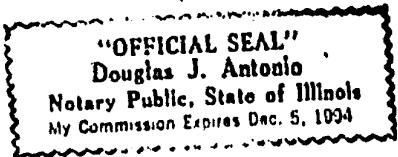
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Jonathan L. Mills

SUBSCRIBED and SWORN to before me this 30th day of Dec, 1993.

[Signature]  
NOTARY PUBLIC



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