

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

94379128

APR 27 11 08:35

94379128

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED, MAIL TO:

ARENT FOX KINTNER PLOTKIN & KAHN
1050 Connecticut Avenue, N.W.
Washington, D.C. 20036-5339
Attention: John N. Suhr, Jr., Esquire

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated as of the 1st day of April, 1994, by SWI REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor") in favor of SKW REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee").

WITNESSETH: That for and in consideration of the amount allocable to the property described herein that is set forth on Exhibit A of that certain Contribution Agreement by and between Grantee and Grantor (the "Agreement"), the receipt and sufficiency of which are hereby acknowledged, Grantor hereby deeds, conveys, transfers and delivers to Grantee, its successors and assigns, forever, in fee simple, all of Grantor's estate, right title and interest in that certain land or piece of ground legally described on Exhibit A attached hereto and incorporated herein by reference (the "Land").

TOGETHER with all of Grantor's estate, right, title and interest in the buildings and improvements now or hereafter erected thereon (the "Improvements"), the tenements, hereditaments and appurtenance thereunto belonging and the reversions, remainders, rents, issues and profits thereof; and

TOGETHER with all estate, right, title and interest of Grantor in and to the following additional property (the "Additional Property"):

(a) all fixtures, fittings, appliances, apparatus, equipment, machinery, chattels, building materials and articles of personal property and replacements thereof and additions thereto (the "Fixtures") now or at any time hereafter affixed to or attached to or placed upon or used in any way in connection with the complete and comfortable use, enjoyment or occupancy for operation and maintenance of the Improvements (excepting any personal property owned by any tenant occupying the Improvements

CCCK
228128

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 26 1994
999.00

CCCK
228128

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 26 1994
999.00

31.00

94379128

75-06-002-D1 PX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 26 1994
316.00

228128
COOK

State of Illinois

Tinley Park Commons/MELL-10210
(23)

BOX 333-CTE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/10

UNOFFICIAL COPY

or any part thereof and used by such tenant in the use or occupancy of the space occupied by it to the extent the same does not become the property of Grantor under the lease or other agreement with such tenant or pursuant to applicable law) together with all replacements thereof and additions thereto;

(b) all equipment now owned and located at or used in connection with the Land or the Improvements, together with all attachments, components, parts, equipment and accessories installed thereon or attached thereto;

(c) all ground leases, space leases, subleases or other agreements (oral or written) under the terms of which any person other than Grantor has the right to occupy, use or manage the Land or the Improvements, or any part thereof or interest therein (collectively, the "Leases");

(d) the permits, licenses and rights in and to the use, occupation and operation of the Land and Improvements and any part thereof;

(e) all rights of way or use, air rights, water rights (whether riparian, appropriative, or otherwise), utility rights, privileges, franchises, servitudes, easements, tenements, hereditaments and appurtenances belonging or appertaining to any of the foregoing or to the Land, and all of Grantor's right, title and interest in and to any streets, ways, alleys, roadbeds, inclines, tunnels, culverts, strips or gores of land adjoining or serving the Land or any part thereof;

(f) any and all deposits made under any conditional bill of sale, chattel mortgage or security interest to which any collateral described in (a) above is subject, together with the benefit of any payments made thereon;

(g) any and all leases relating to equipment and other personal property used or useful in connection with the use, operation and maintenance of the Improvements or the fixtures, any options to purchase the same and any payments made thereon;

(h) all the rents, issues, profits, royalties, bonuses, revenues, income and other benefits derived from the Land and the Improvements or arising from the use or enjoyment of any portion thereof or from any Lease thereof and liquidated damages following defaults under any Lease, and all proceeds payable under any policy of insurance covering loss of rents (collectively, the "Rents") and any cash or securities deposited under Leases to secure performance by lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such Leases or applied

Cook County
STATE TRANSACTION TAX
900.00
REVENUE
APR 26 94
11427

Cook County
STATE TRANSACTION TAX
257.00
REVENUE
APR 26 94
11427

94379128

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0000000000

UNOFFICIAL COPY

to one or more installments of Rent coming due prior to the expiration of such terms;

(i) any and all awards, damages, payments and other compensation and any and all claims therefor and rights thereto which may result from taking or injury by virtue of the exercise of the power of eminent domain or any damage, injury or destruction in any manner caused to, the Land, the Improvements, the Fixtures or any part thereof, or from any change of grade or vacation of any street abutting thereon;

(j) all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter obtained by Grantor with respect to the Land, the Improvements or the Fixtures;

(k) any and all monies on deposit for the payment of real estate taxes or special assessments against the Land or for the payment of premiums on policies of fire and other hazard insurance covering the herein-described collateral or the Land; and

(l) all the proceeds of the foregoing, both cash and noncash.

All of the property described above, including without limitation, the Land, the Improvements and the Additional Property are referred to collectively as the "Property."

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in fee simple, forever.

AND Grantor covenants that (i) it will warrant specially the Property, (ii) Grantor has not done or permitted anything to be done whereby the Property has been encumbered in any manner, except as set forth in the Agreement, and (iii) Grantor will execute such further assurances of the Property as may be requisite.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

0 9 4 3 7 0 1 2

Tinley Park Commons
GS/JER Control No. MELL-10210
Original Property Control No. 23

EXHIBIT A

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 AND RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE THEREOF FOR A DISTANCE OF 931.80 FEET TO THE MOST SOUTHERLY NORTH LINE OF TOWN AND COUNTRY SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE (THE FOLLOWING 4 COURSES BEING ON THE SOUTH AND WEST BOUNDARY LINES OF SAID TOWN AND COUNTRY SUBDIVISION) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 457.23 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 321.52 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 132.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 606.93 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST 589.69 FEET TO THE POINT OF BEGINNING, (EXCEPT FROM THE ABOVE DESCRIBED TRACT OF LAND THAT PART OF THE WEST 50.00 FEET FALLING WITHIN THE DESCRIBED PARCEL OF LAND TAKEN BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS AS PER COURT CASE NUMBER 69*L*16566, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON NOVEMBER 13, 1969), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE USE OF THE COMMON AREAS (INCLUDING BUT NOT LIMITED TO: SIDEWALKS, DRIVEWAYS, SERVICE AREAS, INCLUDING LOADING AND UNLOADING FACILITIES, LANDSCAPING, IF ANY, AND OTHER FACILITIES OF THE SHOPPING CENTER SITE FOR USE BY ALL BENEFITTED PERSONS) FOR INGRESS AND EGRESS TO AND FROM ALL PARTS OF THE SHOPPING CENTER SITE AND TO AND FROM ALL ROADS AND WALKS, FOR VEHICULAR PASSAGE AND PARKING AND SERVICING OF STORES, FOR PEDESTRIAN PASSAGE AND ACCOMMODATION, AND FOR LANDSCAPING AND OTHER DECORATIVE OR ESTHETIC ENHANCEMENT; FOR ACCESS, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF UTILITY LINES OR ANY MECHANICAL OR OTHER EQUIPMENT INCLUDING SANITARY AND WATER SERVICE; AND FOR SURFACE DRAIN OF STORM WATER OVER AND ACROSS THE SHOPPING CENTER SITE, APPURTENANT TO PARCEL 1, ALL DEFINED AND LIMITED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 11, 1975, AND RECORDED FEBRUARY 19, 1976 AS DOCUMENT 23393991, AS AMENDED BY MODIFICATION OF DECLARATION OF EASEMENTS DATED MARCH 5, 1976 AND RECORDED APRIL 9, 1976 AS DOCUMENT 23444364, BY CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1971 AND KNOWN AS TRUST NUMBER 9030.

28-30-300-007, 010, 011, 012

Address: 171st and Harlem, Tinley Commons,
Tinley Park

94379128

UNOFFICIAL COPY

Property of Cook County Clerk's Office

05/10/2011

UNOFFICIAL COPY

Tinley
Mail - 10210

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Daniel T. Ward, Vice-President of JER SKW Services, Inc., general

Partner of SKW Real Estate Limited Partnership, being duly sworn on oath, states that

the partnership resides at 11 Canal Center Plaza, Suite 200, Alton, Illinois 61810. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 2234

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SKW Real Estate Limited Partnership
By: JER SKW Services, Inc.

By: DATU

SUBSCRIBED and SWORN to before me

this 21 day of April, 1994.

Kelly S. Demand

Notary Public
KELLY S. DEMAND
Notary Public, State of New York
No. 5007866
Qualified in New York County
Commission Expires February 8, 1995

94079128

UNOFFICIAL COPY

Property of Cook County Clerk's Office

30515018

COOK COUNTY CLERK
JANUARY 1, 2017
CHICAGO, ILLINOIS