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GEORGE E. COLE
LEGAL FORMS

No. 801
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

95688504

THE GRANTOR Northlake Development Company

a corporation 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, for and in consideration of Ten and NO/100 -----
----- (\$10.00) DOLLARS,
and other good and valuable consideration in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Office Depot, Inc.

. DEPT-01 RECORDING \$29.50
. T#2222 TRAN 7128 10/11/95 10:00:00
. #3300 # LC *-95-688504
. COOK COUNTY RECORDER

a corporation organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address 5200 Old Germantown Road, Delray Beach, Florida 33445

Above Space for Recorder's Use Only

the following described Real Estate situated in the County of Cook and State of Illinois, to wit:
See legal description attached hereto and made a part hereof.
Subject to: See Exhibit A attached hereto.

Permanent Real Estate Index Number(s): See Exhibit B attached hereto.

Address(es) of Real Estate: West North Avenue, Northlake, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 21st day of SEPTEMBER, 19 95.

Northlake Development Company

(Name of Corporation)

Impress
Corporate Seal
Here

By [Signature] President

Attest: [Signature] Secretary

2950

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WARRANTY DEED Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael J. Marchese personally known to me to be the _____ president of the Northlake Development Company, an Illinois corporation, and John Martin personally known to me to be

My Commission Expires June 11, 1986
Notary Public, State of Illinois
DIANE P. TAYLOR
"OFFICIAL SEAL"
IMPRESS

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.

Given under my hand and official seal, this 21st day of SEPTEMBER 1995
Commission expires 6/11 1995 Diane P. Taylor
NOTARY PUBLIC

This instrument was prepared by Edwin A. Wahlen c/o Wildman, Harrold, Allen & Dixon,
225 West Wacker Drive, Chicago, IL 60606 (Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Office Depot, Inc.

(Name)

5200 Old Germantown Road

(Address)

Delray Beach, Florida 33445

(City, State and Zip)

MAIL TO:

Suzanne Bennett-Smith
(Name)
Barack Ferris, Zeano Kirschbaum
& Perlman
333 W. Wacker Dr.
(Address)
27th Floor
Chicago, IL 60606
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

1-800-589-956

Parcel 4

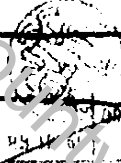
That part of "The H.O. Stone Northlake Addition", being a subdivision of that part of the Northeast Quarter of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, and recorded July 3, 1930 as Document No. 10697148 in Cook County, Illinois, described as follows:

Commencing at the Southwest corner of Lot 1 in Block 3 in said "The H.O. Stone Northlake Addition"; Thence North 88 degrees 48 minutes 02 seconds East along the South line of said Block 3, 91.17 feet; Thence South 01 degree 11 minutes 58 seconds East, 49.00 feet to the point of beginning; Thence the following courses: South 01 degree 11 minutes 58 seconds East, 54.00 feet; South 88 degrees 48 minutes 02 seconds West, 129.00 feet; South 01 degree 11 minutes 58 seconds East, 387.00 feet; North 88 degrees 48 minutes 02 seconds East, 8.28 feet; South 01 degree 11 minutes 58 seconds East, 269.67 feet; South 88 degrees 48 minutes 02 seconds West, 38.00 feet; South 01 degree 11 minutes 58 seconds East, 35.67 feet; South 88 degrees 48 minutes 02 seconds West, 112.00 feet; North 01 degree 11 minutes 58 seconds West, 305.33 feet; North 88 degrees 48 minutes 02 seconds East, 15.72 feet; North 01 degree 11 minutes 58 seconds West, 441.00 feet; North 88 degrees 48 minutes 02 seconds East, 255.00 feet to the point of beginning, and containing 106,977 square feet or 2.456 acres.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

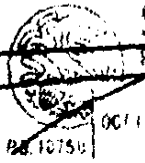
DEPT OF REVENUE
999.00



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT OF REVENUE
000.00

95686504



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT OF REVENUE
202.00

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EXHIBIT A

Subject to:

General real estate taxes not yet due and payable;

Reciprocal Easement and Operation Agreement dated as of June 14, 1995 and recorded as document no. 95687795;

Easement Agreement between Wal-Mart Stores, Inc. and Northlake Development Company dated May 26, 1995, and recorded as Document No. 95548027;

North Wolf Redevelopment Agreement dated as of June 14, 1995, between the City of Northlake, Cook County, Illinois, and Northlake Development Company.

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EXHIBIT B

Permanent Real Estate Tax Numbers:

15-06-205-012, 15-06-205-013, 15-06-204-047, 15-06-204-048, 15-06-204-049,
15-06-204-032, 15-06-204-033, 15-06-204-050, 15-06-204-036, 15-06-204-051,
15-06-204-052, 15-06-210-027, 15-06-210-028, 15-06-210-029, 15-06-210-030,
15-06-210-031, 15-06-210-032, 15-06-210-033, 15-06-210-034, 15-06-210-035.

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After recording, return to
Suzanne Bessette-Smith
Barack Ferrazzano Kirschbaum & Perlman
333 W. Wacker 27th Floor
Chicago, IL
60606

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