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SPECIAL WARRANTY DEED (Corporation to Corporation) (Illinois)

95069041

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THIS INDENTURE, made this 20th day of January, 1995, between IDEAL SCHOOL SUPPLY CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Delaware, party of the first part, and CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation, having an address at 401 North Michigan Avenue, Chicago, Illinois 60601

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 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 REVERSE, 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereto 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 in 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 here in 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 EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 24-16-408-007; 24-16-408-011

Address(es) of real estate: 11000 South Lorraine Avenue, Oak Lawn, Illinois 60453

DEPT OF RECORDING 427.00
150012 FRAN 2114 01/30/95 13:41:00
12336 JSK *95-069041
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

95069041

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 30 1995
1897501

COOK COUNTY
89750

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 30 1995
1897501

1001
753154
2422

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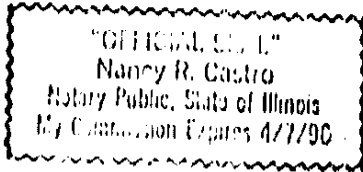
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

IDEAL SCHOOL SUPPLY CORPORATION,
a Delaware corporation



By: Mary T. Bobel
President
Attest: Michael R. Phillips Michael R. Phillips

Subscribed and sworn to me this 26th day of January, 1995.

Nancy R. Castro

This instrument was prepared by Michael R. Phillips, Ross & Hardier, 152 N. Michigan Avenue, Suite 2500, Chicago, IL 60601-7567

(NAME AND ADDRESS)

MAIL TO:

Mark S. Richmond, Esq.
Katz, Randall & Weinberg
200 North LaSalle Street, Suite 2300
Chicago, IL 60601-1097

SEND TAX BILLS TO:

ContorPoint Properties Corp.
401 North Michigan Avenue
Chicago, IL 60611

| | | |
|---------------------|--------------------------|-------|
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$200 |

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|---------------------|--------------------------|-------|
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
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| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$50 |

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| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
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| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$500 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$200 |
| Village of Oak Lawn | Real Estate Transfer Tax | \$25 |

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BOX 333-CTI

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44-1111-1000

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND COMPRISING PART OF LOT 15 IN SCHOOL'S TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 21 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 15 WHICH LIES WITHIN THE NORTH 300 FEET (EXCEPT THE WEST 473 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH 608 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 16, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND COMPRISING PART OF LOT 15 IN SCHOOL'S TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 21, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 15 WHICH LIES WITHIN THE NORTH 50 FEET (EXCEPT THE WEST 473 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH 608 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

EXCEPTIONS

1. Taxes for the year 1994 not yet due or payable;
2. Easement for public utilities over the South 7 1/2 feet of land as disclosed by instrument recorded November 6, 1964 as Document No. 19296071;
3. Covenants and restrictions contained in deed from the Live Stock National Bank of Chicago, as Trustee under Trust No. 12877 to Charles B. Melby, Jr. dated October 29, 1957 and recorded October 29, 1957 as Document No. 17050754 and amended by instrument conveying land and other property not now in questions relating to use, area, construction, location and approval of plans of buildings to be erected on the land and to the use of the land to maintenance of switch tracks and relating to parking facilities;
4. Grant of easement for underground storm sewer executed by Central National Bank in Chicago, as Trustee under Trust No. 12877 to Village of Oak Lawn as contained in declaration recorded October 6, 1966 as Document No. 19962554, said easement running over portion of the land; and
5. Reservation contained in grant from Live Stock National Bank of Chicago, a corporation of Illinois, as Trustee under a Trust Agreement dated January 6, 1994 and known as Trust No. 12877 to Ideal School Supply Corporation, dated October 16, 1964 and recorded December 10, 1964 as Document No. 19322833 to dedicate the East 33 feet of that part of Lot 15 in School Trustee's subdivision aforesaid which lies within the East 33 feet of the South 638 feet of the Southwest 1/4 of the Southeast 1/4 (except that part thereof dedicated for West 11th Street) of Section 16 to the Village of Oak Lawn, for the extension of South Laverne Avenue for roadway purposes.

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STATE OF ILLINOIS

CLERK OF THE SUPREME COURT

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11/15/2011 10:00 AM