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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 1994, between **OPUS NORTH CORPORATION**, a corporation created and existing under and by virtue of the law of the State of Illinois ("Grantor"), and **OAKLAWN INVESTMENT, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware ("Grantee"), the address of which is c/o Opus U.S., 900 Opus Center, 9900 Bren Road East, Minnetonka, Minnesota 55343.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency 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 Grantee, 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 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 Grantor, 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 Grantee, its successors and assigns forever.

Such real estate is located in the Rivercrest Shopping Center, Crestwood, Illinois, and is contiguous to Rivercrest Drive.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and 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:

See Exhibit B attached hereto and made a part hereof.

Tax bills should sent to Oaklawn Investment, L.L.C., c/o Opus U.S., 900 Opus Center, 9900 Bren Road East, Minnetonka, Minnesota 55343

13120-30 Rivercrest Drive
Crestwood ILL.

DEPT-01 RECORDING \$97.00
199412 TRAN 3329 03/29/95 15:08:00
3237-3114-95-212264
COOK COUNTY RECORDER

BOX 333-CTI

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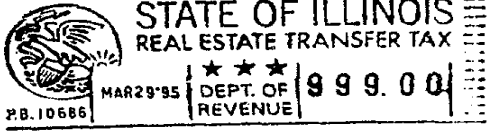
BOX 333-CA

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman, and attested by its Secretary, the day and year first above written.

OPUS NORTH CORPORATION,
an Illinois corporation

COOK
CO. NO. 016
236874



By: James C. Nygaard
Chairman

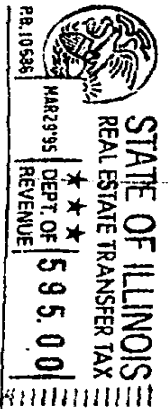
Attest: John W. Crocker
Secretary

COOK
CO. NO. 016
236875

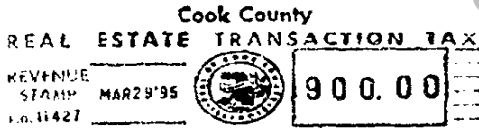


This Instrument
Prepared by: Frederick G. Hogan
O'Brien, O'Rourke & Hogan
135 South LaSalle Street
Suite 830
Chicago, IL 60603

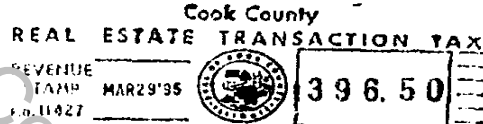
COOK
CO. NO. 016
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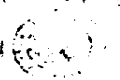
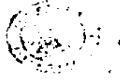
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Tamara M. Vaughan, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James P. Nygaard, personally known to me to be the Chairman of OPUS NORTH CORPORATION, an Illinois corporation, and John M. Crocker, Jr., 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 *Chairman and Secretary*, they signed and delivered the said instrument and caused the corporate seal of said corporation to 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 1st day of November, 1994.



Tamara M. Vaughan
Notary Public

Printed: Tamara M. Vaughan

Resident of: Blue Island, Ill.

Commission Expires: June 28, 1996

This instrument was prepared by Frederic G. Hogan, Attorney at Law, O'Brien, O'Rourke & Hogan, Suite 830, 135 South LaSalle Street, Chicago, Illinois 60603.

Return deed to: Frederic G. Hogan, Suite 830, 135 South LaSalle Street, Chicago, Illinois 60603

Send tax bills to Grantee at address noted above.

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Exhibit A

Parcel 1:

Lots 5 and 23 in Rivercrest of Crestwood Subdivision, being a subdivision of part of the East 1/2 of section 33, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Perpetual easement to keep and maintain a pylon sign and perpetual non-exclusive easement to erect, maintain, improve, light, repair and replace the pylon sign along with easement for the installation and use of utility lines to the pylon and ingress and egress to the pylon area for the benefit of Parcel 1, and others as created by Grant of Sign Easement dated March 25, 1993 and recorded March 25, 1993 as Document 93223680 from American National Bank of Chicago as Trustee under Trust Agreement dated July 15, 1989 and known as Trust Number 108929-09 to Opus North Corporation, a corporation of Illinois and Dayton Hudson Corporation over, across, under and through the following described property:

Lots 2 and 15 in Rivercrest of Crestwood, being a subdivision of part of the East 1/2 of Section 33, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois according to the plat thereof recorded December 17, 1991, with the Recorder of Deeds of Cook County, Illinois, as Document 91661848, and more fully described in Exhibit "D" of said Document.

Parcel 3:

Easements as set forth in Operation and Easement Agreement dated March 25, 1993 and recorded March 25, 1993 as Document 93223679 by and among Dayton Hudson Corporation, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 15, 1989 and known as Trust Number 108951-00 and Opus North Corporation, a corporation of Illinois.

Permanent Index Nos.: 24-33-408-001-0000
 24-23-408-006-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for 1993 and subsequent years.
2. Mortgage dated September 30, 1994, and recorded October 12, 1993 as Document No. 93812909 made by Opus North Corporation to Harris Trust and Savings Bank to secure notes for \$3,650,000.00 and \$3,250,000.00.
3. Memorandum of Lease made by Opus North Corporation to Kohl's Department Stores, Inc. dated march 8, 1993 and recorded January 25, 1994 as Document No. 94080615, including terms and provisions of an option to purchase a part of the land in favor of Kohl's Department Stores, Inc.
4. Existing unrecorded lease to Menard, Inc.
5. Terms, provisions and conditions contained in the Crestwood Redevelopment Agreement recorded December 30, 1988 as Document No. 88601404.
6. Third Amendment to Redevelopment Agreement recorded February 3, 1993 as Document No. 93089181 and re-recorded March 25, 1993 as Document No. 93223672.
7. Fourth Amendment to Redevelopment Agreement recorded March 25, 1993 as Document No. 93223674.
8. Fifth Amendment to Redevelopment Agreement recorded March 25, 1993 as Document No. 93223678.
9. Grant by Willis T. Howell to Badger Pipe Line Company dated October 13, 1954 and recorded November 15, 1954 as Document No. 16061724 of a right of way to construct, operate and maintain a pipe line and additional pipe lines, for the transportation of gas, oil, petroleum or any of its products, water and other substances, and such drips, valves, fittings, meters and other equipment and appurtenances as may be necessary or convenient for such operations, to include the right of ingress and egress at points convenient to grantee for the purposes of repairing, inspecting, reconstructing, altering and removing any and all pipe lines, over and through that part of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 37 North, Range 13 East of the Third Principal Meridian lying south of State Highway No. 83.
10. Easement in, upon, under over and long the land as shown on exhibit attached thereto to install and maintain all equipment for the purposes of serving the land and other property with

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telephone and electric service, together with right of access to said equipment as created by grant to Commonwealth Edison Company recorded November 20, 1989 as Document 89551918.

11. Public Utilities, berm and drainage easements as shown on the Plat of Rivercrest of Crestwood Plat of Subdivision recorded December 17, 1991 as Document No. 911661848 ("Plat").

12. A 10 foot walkway easement as shown on the Plat.

13. Perpetual easement to keep and maintain a pylon sign and perpetual non-exclusive easement to erect, maintain, improve, light, repair and replace the pylon sign along with easement for the installation and use of utility lines to the pylon and ingress and egress to the pylon area for the benefit of Parcel 1, and others as created by Grant of Sign Easement dated March 25, 1993 and recorded March 25, 1993 as Document No. 93223680.

14. Easements as set forth in Operation and Easement Agreement dated March 25, 1993 and recorded March 25, 1993 as Document No. 93223679 by and among Dayton Hudson Corporation, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 15, 1989 and known as Trust No. 108951-00 and Opus North Corporation.

15. Reservation shown on the Plat that any sanitary sewer facilities, storm sewer facilities, water mains, hydrants and any appurtenances related to said facilities installed in public right of way or easements shall, after inspection and acceptance by the Village of Crestwood, Illinois, become the property of the Village of Crestwood, to own, operate and maintain.

16. Easement in, upon, under, over and along the land as shown on exhibit attached thereto of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service together with right of access to said equipment as created by Grant to the Commonwealth Edison Company recorded April 9, 1990 as Document No. 90159986.

17. Declaration of Restrictions dated October 19, 1989 and recorded November 13, 1989 as Document No. 89539853 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 15, 1989 and known as Trustee No. 106951-00 relating to the type of businesses to be operated on the land. First Amendment recorded March 25, 1993 as Document No. 93223673.

18. Easement Agreement dated May 1, 1970 and recorded January 18, 1973 as Document No. 22191331 between Willis T. Howell and the Village of Crestwood relating to a 10 foot right of way easement to lay, maintain, inspect, operate, etc. an 18" sanitary

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sewer and other related appurtenances through, under and across the East 10 feet of the Land.

19. Storm Sewer Easement Agreement recorded March 25, 1993 as Document No. 93222911.

20. Easements in favor SIUS of Illinois Corporation recorded January 25, 1994 as Document Nos. 94080811 and 94081138.

21. Notice of Requirements for Storm Water Detention Recorded October 17, 1989 as Document No. 39512967.

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11/25/2016