

95329597

\$31.50

160004 1000 1015 05/19/95 09:17:00
29799 & LF *-95-329597
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED
(Illinois)

THIS INDENTURE, made as of the 12th day of May, 1995 by and between SKW REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership, party of the first part, and MENARD, INC., a Wisconsin corporation, 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 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, 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 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 heirs 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 heirs 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 provided on Exhibit B; 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.

Permanent Real Estate Index Number(s): 29-33-100-038
29-33-100-041

Address(es) of real estate: 17505-17633 S. Halsted Street
Homewood, Illinois

N-942189 Cook County - JJ

95329597

3150
CWR

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 5 3 2 9 5 9 7

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

SKW REAL ESTATE LIMITED PARTNERSHIP,
a Delaware limited partnership,

By: JER SKW SERVICES, INC., a Virginia corporation,
its managing general partner

By: J. Todd Nebbett
J. Todd Nebbett

Its: Vice President

This instrument was prepared by: Altheimer & Gray,
10 South Wacker Drive,
Suite 4000,
Chicago, Illinois 60606

Mail to:

Menard, Inc.
Attn: Robert Corey
4777 Menard Drive
Eau Claire, Wisconsin 54703

Send subsequent tax bills to:

Menard, Inc.
Attn: _____
4777 Menard Drive
Eau Claire, Wisconsin 54703



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 99.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 208.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 16.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 99.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 208.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 15 '96
\$ 16.00

95323597

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95379597

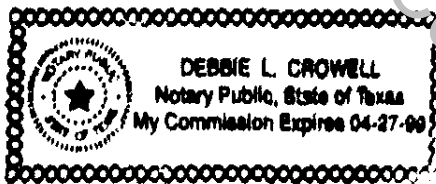
UNOFFICIAL COPY

9 5 0 2 9 5 9 7

STATE OF TEXAS)
)SS.
COUNTY OF DALLAS)

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that J. Tabb Neblett and James Weston Moffett JER SKW SERVICES, INC., the managing general partner of SKW REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership, personally know to me as the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation as the managing general partner of SKW REAL ESTATE LIMITED PARTNERSHIP for the use and purposes therein set forth.

Given under my hand and Notary Seal, this 12th day of May 1995.



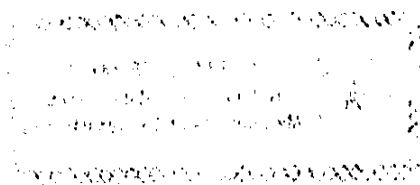
Debbie L. Crowell

Notary Public

Cook County Clerk's Office
35329537

UNOFFICIAL COPY

Property of Cook County Clerk's Office



950-8757

EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOT 4 AND THAT PART OF LOT 1 IN PARK PLACE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1988 AS DOCUMENT NUMBER 88546282, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 692.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 376.44 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 258.56 FEET, TO A POINT ON THE EAST LINE OF LOT 3 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.16 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1, BEING A COMMON LINE WITH THE EAST RIGHT-OF-WAY LINE OF HALSTED STREET (70 FEET WIDE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN SAID SUBDIVISION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 6 AND SAID LINE EXTENDED EAST, A DISTANCE OF 259.00 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 4 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 26.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 576.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 284.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

9537539

Recorder's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 2 3 2 9 5 9 7

EXHIBIT B

SCHEDULE

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1994.
2. RIGHT OF WAY FOR DRAINAGE TILES, DRAINAGE DITCHES, FEEDERS AND LATERALS, AND OTHER DRAINAGE EASEMENTS, IF ANY.
3. TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF ORDINANCE NUMBER M-602 OF THE VILLAGE OF HOMewood, BEING ENTITLED "AN ORDINANCE GRANTING PRELIMINARY APPROVAL FOR THE WASHINGTON PARK PLANNED UNIT DEVELOPMENT AND AUTHORIZING THE EXECUTION OF A STATEMENT OF INTENT FOR THAT DEVELOPMENT". SAID ORDINANCE RECORDED FEBRUARY 7, 1980 AS DOCUMENT 25353091, AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 1, 1983 AS DOCUMENT 26759971.
4. MONUMENT RECORD OF MONUMENTS SITUATED IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 5, 1982 AS DOCUMENT 26402768 MADE BY CHICAGO GUARANTEE SURVEY COMPANY.
5. RESERVATION OF NON-EXCLUSIVE EASEMENTS CONTAINED IN DEED RECORDED MARCH 31, 1987 AS DOCUMENT 87168908, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 28, 1983 AND KNOWN AS TRUST NUMBER 60015, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1987 AND KNOWN AS TRUST NUMBER 101344-01 FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES OVER, UNDER, AND UPON THE 15 FEET ADJACENT TO THE SOUTHERN BOUNDARY OF THE LAND.
6. EASEMENT IN, UPON, UNDER, OVER AND ALONG 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 COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 26, 1988 AS DOCUMENT 88494368.
7. DECLARATION OF RESTRICTIVE COVENANTS BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1987 AND KNOWN AS TRUST NUMBER 10134401 AND TACO BELL, A CALIFORNIA CORPORATION RECORDED MARCH 22, 1989 AS DOCUMENT 89127101.
8. UTILITY EASEMENT AS SHOWN ON PLAT OF THE PARK PLACE PLAZA SUBDIVISION RECORDED NOVEMBER 28, 1988 AS DOCUMENT 88546282 OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 393.01 FEET OF THE NORTH 655 FEET OF THE WEST 54 FEET OF LOT 1; THE EAST 25 FEET OF LOT 1; THE EAST 25 FEET OF THE WEST 509 FEET OF LOT 1 AND FOUR - 15 FOOT BY 15 FOOT RECTANGLES EAST AND

95329597

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 5 3 2 9 9 7

ADJOINING SAID 25 FOOT EASEMENT, AS SPECIFICALLY DEPICTED ON AFORESAID PLAT; THE NORTH 30 FEET OF LOT 1; THE SOUTH 15 FEET OF THE WEST 484 FEET OF THE NORTH 655 FEET OF LOT 1; THE NORTH 30 FEET OF LOT 4; AND A 25-FOOT STRIP RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION IN THE WESTERLY HALF OF LOT 4, BEING AN EXTENSION OF ANOTHER EASEMENT.

9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND FOR ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.
10. HOMEWOOD PARK PLACE PLAZA REDEVELOPMENT AGREEMENT BY AND AMONG THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1987 AND KNOWN AS TRUST NUMBER 101344-01 AND TRANSMISSION AND DISTRIBUTION GENERAL PARTNERS NUMBER 81, AN ILLINOIS GENERAL PARTNERSHIP DATED MAY 25, 1988 AND RECORDED JULY 6, 1988 AS DOCUMENT 88296558.
11. AN ORDINANCE GRANTING PRELIMINARY APPROVAL TO A PORTION OF THE PARK PLACE PLAZA PLANNED UNIT DEVELOPMENT AND FINAL APPROVAL TO THE BALANCE OF THE THAT PLANNED UNIT DEVELOPMENT PROVIDING FOR THE DEVELOPMENT OF AN APPROXIMATELY 25 ACRE PARCEL OF PROPERTY OF THE EAST SIDE OF HALSTED STREET, SOUTH OF 175TH STREET IN THE WASHINGTON PARK PLANNED UNIT DEVELOPMENT IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS KNOWN AS ORDINANCE M-857, RECORDED AUGUST 29, 1989 AS DOCUMENT 89404867.
12. AN ORDINANCE GRANTING FINAL APPROVAL TO A PORTION OF THE PARK PLACE PLAZA PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A TACO BELL RESTAURANT ON SITE 4 OF THAT PLANNED UNIT DEVELOPMENT IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, KNOWN AS ORDINANCE NUMBER M-918, RECORDED MAY 3, 1990 AS DOCUMENT 90203616.
13. AN ORDINANCE GRANTING FINAL APPROVAL TO A PORTION OF THE PARK PLACE PLAZA PLANNED UNIT DEVELOPMENT AND PRELIMINARY APPROVAL TO THE BALANCE OF THAT PLANNED UNIT DEVELOPMENT, PROVIDING FOR THE DEVELOPMENT OF AN APPROXIMATELY 25 ACRE PARCEL OF PROPERTY THE EAST SIDE OF HALSTED STREET, SOUTH OF 175TH STREET, IN THE WASHINGTON PARK PLANNED UNIT DEVELOPMENT, IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, KNOWN AS ORDINANCE NUMBER M-900, RECORDED MAY 3, 1990 AS DOCUMENT 90203618.
14. TERMS AND CONDITIONS OF AN ORDINANCE ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR VILLAGE OF HOMEWOOD AMENDING WATER AND SEWER CHARGES, SAID ORDINANCE DATED APRIL 27, 1993 AND RECORDED MAY 13, 1993 AS DOCUMENT 93358884.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95319597