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COOK COUNTY RECORDER

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SPECIAL WARRANTY DEED

This Indenture, made this 22 day of July, 1996, between KRAFT FOODS, INC., Oscar Mayer Foods Division, 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 Illinois, party of the first part, and MELK DEVELOPMENT/MCL SCOTT SEDGWICK L.P., an Illinois limited partnership, 1337 W. Fullerton, Chicago, Illinois 60614, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and

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profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either at 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 described above, with the appurtenances, unto the party of the second part, 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 and its successors that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth on Exhibit B attached hereto.

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 Assistant Treasurer the day and year first above written.

**KRAFT FOODS, INC., Oscar Mayer Foods
Division, a Delaware corporation**

By: 

Name: Raymond J. Herrmann

Title: Assistant Treasurer

EXEMPT UNDER PROVISIONS OF PARAGRAPHS
1 (4), SEC. 200.1-2 (B-6) OR PARAGRAPHS
1 (4), SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

7/25/96 
DATE BUYER, SELLER, REPRESENTATIVE

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This Instrument Prepared by: Richard F. Klawiter, Esq.
Rudnick & Wolfe
203 N. LaSalle Street
Suite 1700
Chicago, Illinois 60601

Send Subsequent Tax Bills to: MCL Chicago Homes, Inc.
1337 W. Fullerton
Chicago, Illinois 60614

After Recording, Mail Deed to: David A. Grossberg, Esq.
Sachnoff & Weaver, Ltd.
30 South Wacker Drive
Chicago, Illinois 60606

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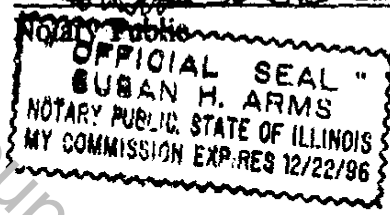
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, SUSAN H ARMS, a Notary Public in and for said County in the State aforesaid, do hereby certify that Raymond J. Herrmann, Assistant Treasurer of KRAFT FOODS, INC., Oscar Mayer Foods Division, a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 25 day of July, 1996.



My Commission expires:

12.22.96

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 5, LOT 6 (EXCEPT THE EASTERNMOST 15 FEET AS MEASURED ON THE NORTH LINE OF THE NORTHERNMOST 125 FEET), AND LOTS 7 TO 10, INCLUSIVE OF OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 21, 1980 AS DOCUMENT 25677341 AND REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS NOVEMBER 21, 1980 AS DOCUMENT LR3189994, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

VACATED SHAUGHNESSEY STREET LYING BETWEEN LOTS 5 AND 6 IN OSCAR MAYER'S RESUBDIVISION AFORESAID RECORDED AS DOCUMENT 25656856.

ALSO

PARCEL 3:

LOTS 6 AND 7 IN THE SUBDIVISION OF LOT 9 AND THE NORTH 30 FEET OF LOT 10 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4:

THE EAST 12 FEET OF LOT 5 IN SUBDIVISION OF LOT 9 AND THE NORTH 30 FEET OF LOT 10 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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ALSO

PARCEL 5:

ALL OF THE 12 FEET VACATED NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 6 AND 7 IN THE SUBDIVISION OF LOT 9 AND THE NORTH 30 FEET OF LOT 10 IN SAID BUTTERFIELD'S ADDITION TO CHICAGO, LYING SOUTH OF THE NORTH LINE, EXTENDED WEST OF SAID LOT 7 AND LYING NORTH OF THE SOUTH LINE, EXTENDED WEST OF SAID LOT 6 IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 6:

ALL OF THE 12 FEET VACATED EAST AND WEST ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 4 IN SAID OSCAR MAYER'S RESUBDIVISION, LYING WEST OF THE EAST LINE, EXTENDED SOUTH OF SAID LOT 4 AND LYING EAST OF THE MOST EASTERN WESTERLY LINE, OF SAID LOT 4, EXTENDED SOUTH, COOK COUNTY, ILLINOIS

ALSO

PARCEL 7:

ALL THAT PART OF THE NORTH AND SOUTH AND NORTHWESTERLY AND SOUTHEASTERLY 12 FEET VACATED ALLEY LYING EASTERLY OF THE EAST LINE OF LOT 1, LYING WESTERLY OF THE WESTERLY LINE AND SAID WESTERLY LINE EXTENDED SOUTH OF LOT 4 IN SAID OSCAR MAYER'S RESUBDIVISION, LYING NORTHERLY OF THE MOST SOUTHERLY SOUTH LINE EXTENDED EAST OF SAID LOT 1 AND LYING SOUTHERLY AND SOUTH EASTERLY OF THE MOST NORTHERN SOUTHERLY LINE OF SAID LOT 1, COOK COUNTY, ILLINOIS

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ALSO

PARCEL 8:

THE NORTH 1/2 OF VACATED SCOTT STREET LYING SOUTH OF AND ADJOINING LOT 8 IN OSCAR MAYER'S RESUBDIVISION AFORESAID AND LYING EASTERLY OF THE WESTERLY LINE OF LOT 8 EXTENDED SOUTHERLY, AND THE SOUTH 1/2 OF VACATED SCOTT STREET LYING NORTH OF AND ADJOINING LOT 10 IN OSCAR MAYER'S RESUBDIVISION AFORESAID AND LYING EASTERLY OF THE WESTERLY LINE OF LOT 10 EXTENDED NORTHERLY, IN COOK COUNTY, ILLINOIS

Common Address. 1241 N. Sedgwick
Chicago, Illinois

P.I.N.:	17-04-134-011	17-04-143-054	17-04-219-065
	17-04-143-030	17-04-143-055	17-04-219-066
	17-04-143-031	17-04-214-066	17-04-219-067
	17-04-143-053	17-04-214-071	17-04-220-047

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Current general real estate taxes and installments for special assessments which are a lien on the Real Property, but which are not yet delinquent.
2. Agreement that no structure shall be erected upon the land as contained in the Warranty Deed to Chocolate Products Company as disclosed by instrument recorded as Document 12900690, over that part of Lot 16 in Butterfield's addition to Chicago aforesaid, which lies North of the South line of the East and West public alley being the first alley South of Scott Street and West of Sedgwick Street and being the alley dedicated in the subdivision of lot 9 and the North 30 feet to Lot 10.
(Affects underlying land)
3. Terms, provisions, conditions, and limitations of an Ordinance of the City Council of the City of Chicago approving the Redevelopment Plan and Feasibility of Reallocation for Project Evergreen-Sedgwick, a copy of which was approved, recorded August 5, 1970 as Document 21229163.
(Affects underlying land)
4. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the Subdivision and other property with electric service, together with right of access to said equipment, as created by grant to the Commonwealth Edison Company, recorded August 29, 1944 as Document 13347366.
(Affects underlying land)
5. Easement within public streets and alleys vacated by the City of Chicago to the Illinois Bell Telephone Company, its successors and assigns, the right to construction, reconstruct, add to, remove, operate and maintain its communication system, consisting of poles, anchors, and others from time to time for the purpose of telecommunications and to clear and keep cleared from such trees, bushes and other obstructions from the Easement Area, recorded October 30, 1980 as Document 25645781.
(Affects underlying land)
6. Party wall rights.
(Affects underlying Lots 6 and 7 in Green's Subdivision)

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7. Encroachment of buildings North and adjoining the land by 0.7 feet over the land.
(Affects Lot 7 in Green's Resubdivision)
8. Possible encroachment of the steps over the west line in street about 3 feet and of the leaves over the north about 1 foot.
(Affects underlying Lot 17 in Shaughnessey's Subdivision)
9. Terms, conditions and limitations contained in an Ordinance passed by the City Council of Chicago, recorded October 28, 1946 as Document 13926384.
(Affects underlying land)
10. Relative to the vacation of part of North Orleans Street and all N-S public alley in block bounded by West Evergreen Avenue, West Goethe Street, West Sedgwick Street and North Wells Street and those parts of vacated alleys covered in Parcels 4, 5, 6 and 7, and vacated by Documents 26380523 and 2639044 we note the following:
 - a. Rights of the municipality, State of Illinois, the public and adjoining owners in and to said vacated streets or alleys.
 - b. Rights of the public or quasi-public utilities, if any, in said vacated streets or alleys for maintenance therein of poles, conduits, sewers, etc.
11. Violation of the covenants, conditions and restrictions as noted in document recorded as Document 12900690, referenced in exception Number 2 above, by the 1-story concrete building located on the land.
12. Single-Tenant Industrial Building Lease dated September 19, 1995, by and between Oscar Mayer Foods Corporation, as Landlord, and MCL Chicago Homes, Inc., as Tenant.
13. Covenants, conditions and restrictions of record provided such matters do not materially interfere with Purchaser's proposed mixed use development.
14. Building, zoning, fire, health, environmental and pollution control laws, ordinances, rules and safety regulations.
15. Such state of facts as an accurate survey or inspection of the Real Property would disclose with regard to the Warehouse Building.
16. Existing leases, licenses and possession or occupancy agreements, if any.**

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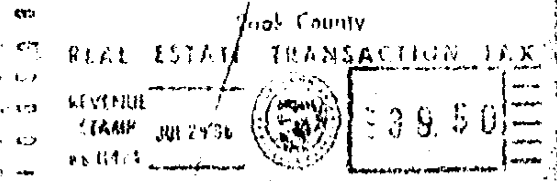
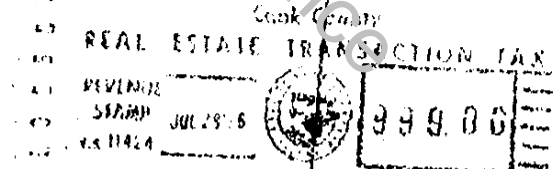
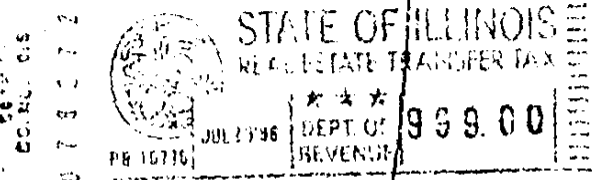
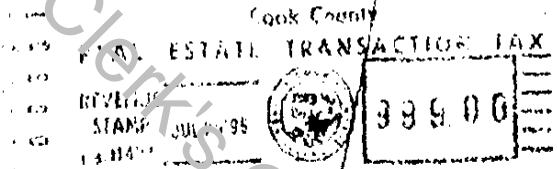
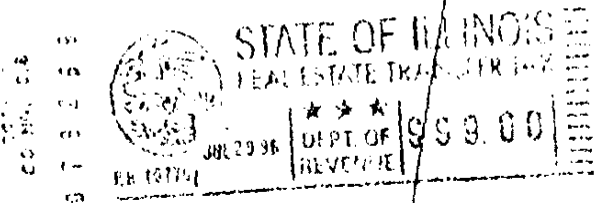
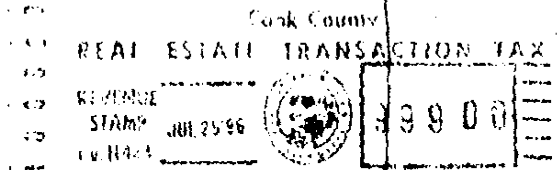
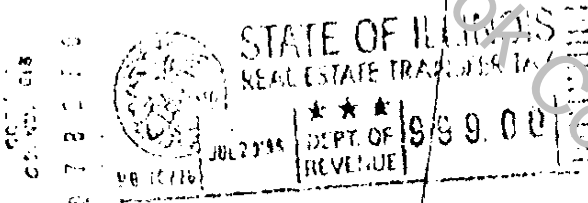
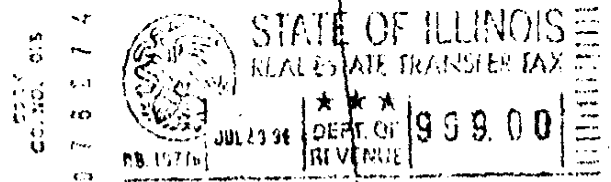
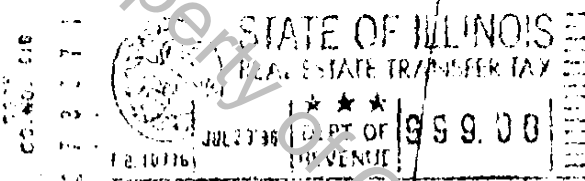
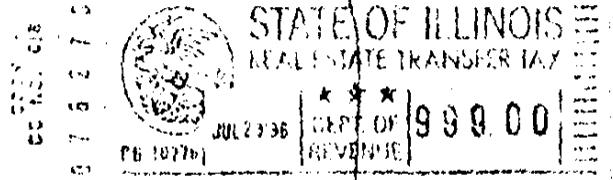
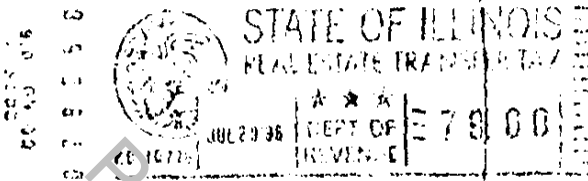
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17. Acts done or suffered to be done by, and judgments against, Purchaser and those claiming by, through or under Purchaser.

** With regard to Warehouse building, provided Purchaser may terminate any lease on 90 days' notice to tenant at any time after Closing.



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