

# UNOFFICIAL COPY

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AFTER RECORDING RETURN TO:

Michael E. Ross  
Schain, Firsell & Burney, Ltd.  
222 N. LaSalle Street, Suite 1910  
Chicago, Illinois 60601

96600812

PERMANENT INDEX NUMBERS:

24-03-313-027  
24-03-313-045

DEPT-01 RECORDING \$33.00  
T#0012 TRAN 1614 08/06/96 10:10:00  
#3244 CG #--96-600812  
COOK COUNTY RECORDER

PROPERTY ADDRESS:

4740 W. 95th Street  
Oak Lawn, Illinois

## SPECIAL WARRANTY DEED

33

THIS INDENTURE, made as of May 31, 1996 between LASALLE BANK, F.S.B., a federal savings bank existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and DELRAY FARMS, INC. a Delaware corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars 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 federal savings bank, by these presents does REMISE, 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 legal description on Exhibit A hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 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

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BOX 333-CTI

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COOK COUNTY  
STATE ESTATE TRANSACTION TAX  
REVENUE  
STAMP AUG-5-98  
775.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
AUG-5-98  
775.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
AUG-5-98  
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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 only to the Permitted Exceptions as set forth on Exhibit B hereto.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

ATTEST

LASALLE BANK, F.S.B.

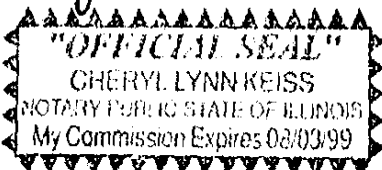
BY: [Signature]  
ITS: VICE PRESIDENT

BY: [Signature]  
ITS: Sec VP, CFO

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
STATE OF ILLINOIS	)		Village of Oak Lawn	Real Estate Transfer Tax	\$200	Village of Oak Lawn	Real Estate Transfer Tax	\$50
COUNTY OF COOK	)							

I, Cheryl Lynn Keiss, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert H. Taylor, personally known to me to be a Sec. Vice President of LaSalle Bank, F.S.B., a federal savings bank, and David [Name], personally known to me to be an Vice President of said federal savings bank, and personally known to be to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said federal savings bank, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st day of May, 1996.



[Signature]  
Notary Public

This instrument was prepared by H.J. McCown, Esq., 135 South LaSalle Street, Chicago, Illinois 60674.

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	\$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

HJM:clk  
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## EXHIBIT A Legal Description

### PARCEL 1:

Lot 3 (except the South 12 feet thereof) in Frank C. Rathje's subdivision in the South-West 1/4 of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian.

### PARCEL 2:

The North 149.97 feet of the South 351.56 feet of the West two-thirds (said west two-thirds being by dimension as measured along center line of West 95th Street) of following: that part of the West Half (W1/2) of the South-West Quarter (SW1/4) of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian commencing at a point on the South line of Section, 497.88 feet west of the Southwest quarter (SW1/4) of the East 11.40 acres of that part of the West half (W1/2) of the South-West quarter (SW1/4) of Section lying South of right of way of Wabash Railway; thence North along a straight line to Southerly line of said Railway right of Way (said straight line crosses a point which is 497.04 feet West of a point 663.61 feet North of the Southwest corner of said East 11.40 acres); thence South westerly along Southerly right of way line, said Railway to the West line of Section; Thence South to the Southwest corner of Section; thence East to place of beginning (except from aforesaid parcel the North 60 feet of the South 76 feet of the East 145 feet thereof) in Cook County, Illinois (except that part falling in Cicero Avenue and Keating Avenue).

### PARCEL 3:

The North 60 feet of the South 277.59 feet of the East 145 feet of West two-thirds (W2/3) of (by dimension as measured along the center line of West 95th Street) of the following: Commencing at a point hereinafter described on the South line of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, said point beginning 497.88 feet West of the Southeast corner of a certain tract of land described as follows: that part of the West half (W1/2) of the Southwest quarter (SW1/4) of Section 3, Township 37 North, Range 13, East of Third Principal Meridian lying south of the Chicago and Strawn Railway Co. (now the Wabash Railway Company) right of way except therefrom the East 11.40 acres thence running North along a straight line to the southerly line of Chicago and Strawn Railway Co. (now the Wabash Railway Company) right of way said last mentioned straight line crossing a point which is 497.04 feet West of a point which is 665.61 feet North of the Southeast corner of the above described tract thence running southwesterly along the southerly line of said right of way to the West line of said Section 3; thence running South to the Southwest corner of said Section 3; thence running East to

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the point of beginning (excepting from said premises the East 33 feet).

## PARCEL 4:

The East 133 feet of the South 201.59 feet of the West Two-thirds (W2/3) by dimension as measured along the center line of West 95th Street) of the following described premises: commencing at a point hereinafter described on the South line of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian said point being 497.88 feet West of the Southeast corner of a certain tract of land described as follows: that part of the West half (W1/2) of the Southwest quarter (SW1/4) of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian lying South of the Chicago & Strawn Railway Company (now the Wabash Railway Company) right of way (excepting therefrom the East 11.40 acres); thence running North along a straight line to the southerly line of the Chicago and Strawn Railway Company (now Wabash Railway Company) right of way said last mentioned straight line crossing a point which is 497.04 feet West of a point which is 665.51 feet North of the Southeast corner of the above described tract; thence Southwesterly along the southerly line of said right of way to the West line of said Section 3; thence running south to the southwest corner of said Section 3; thence running east to the point of beginning (excepting from said premises the South 62 feet and the East 33 feet thereof) all in Cook County, Illinois.

Street Address: 4740 W. 95th Street  
Oak Lawn, Illinois

PIN: 24-03-313-045  
24-03-313-027

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## EXHIBIT B Permitted Exceptions

1. Covenants, conditions and restrictions of record as shown on Chicago Title Insurance Company's Commitment No. 75-92-269 D2 dated as of January 5, 1996;
2. Private, public and utility easements and roads and highways, if any;
3. Special taxes or assessments for improvements not yet completed;
4. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;
5. General taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements after the date hereof;
6. Schedule B title exceptions found on Chicago Title Insurance Company's Commitment No. 75-92-269 D2 dated as of January 5, 1996 as follows:
  - (a) Rights of the Public, the State of Illinois, and the Municipality in and to the West 50 Feet of Parcel 2 falling in Cicero Avenue (affects Parcel 2);
  - (b) Rights of the Public, the State of Illinois and the Municipality in and to the East 33 Feet of Parcel 2 as dedicated for South Keating Avenue, by Plat of Dedication recorded March 17, 1942 as Document 12857454 (affects Parcel 2);
  - (c) Rights of the Public, the State of Illinois, and the Municipality in and to that part of Parcel 2 which may be taken or used for other roads and highways, if any (affects Parcel 2);
  - (d) Grant made by Erwin Fenzau to Northern Illinois Gas Company, a corporation of Illinois, recorded December 12, 1960 as Document 18038408, granting the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities in, upon, under and along the East side of the Public Highway known as Cicero Avenue which extends along the West Side of Parcel 2 of Land (affects Parcel 2); and
  - (e) Easement in, upon, under, over and along the West 5 Feet of Parcel 2 of the land to install and maintain all equipment for the purpose of serving

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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 Illincis Bell Telephone Company recorded October 14, 1965 as Document 19617219.

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