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DEPT-01 RECORDING \$33.50
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16493 + DR *-97-533579
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made 22 day of July, 1997, between **E. Thomas Collins, Jr.**, party of the first part, and **Dennis J. Hoffman**, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten 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, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the party of the second part, **FOREVER**, an undivided 15% interest in and to the following described real estate, situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto and made a part hereof, together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or 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 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: See **Exhibit B** attached hereto and made a part hereof.

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2 of 2

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

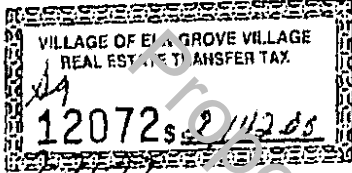
REVENUE
STATE JUN 23 1997
00.25

COOK COUNTY
ESTATE TRANSACTION TAX

REVENUE
STATE JUN 23 1997
00.25

Handwritten initials/signature

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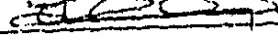


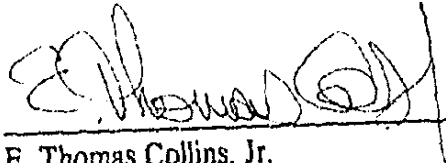
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its sole general partner, the day and year first above written.

ATTEST: 
Name: F. DUDA
Title: VP


E. Thomas Collins, Jr.

This Instrument Prepared by
and after recording return to

Fritz L. Duda, Esq.
Hiffman Shaffer Associates, Inc.
180 N. Wacker Drive, Suite 500
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

Hiffman Shaffer Associates, Inc.
180 N. Wacker Drive, Suite 500
Chicago, Illinois 60606
Attn: Accounting

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STATE OF Illinois }
COUNTY OF Cook }

ss.

I, Grace Fill, a Notary Public in and for said County in the State aforesaid, do hereby certify that E. Thomas Collins, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of July, 1997.

Grace Fill
Notary Public

My Commission expires:

March 4, 1998



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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN PRATT-NICHOLAS RESUBDIVISION OF LOT 6 (EXCEPT THE WEST 390 FEET THEREOF) IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 8 IN CENTEX INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION IN SECTION 35 AS AFORESAID, RECORDED APRIL 30, 1997 AS DOCUMENT NO. 97301251, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as:

2000-2060 Pratt Ave.

Elk Grove Village, Ill.

97301251

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EXHIBIT B

PERMITTED EXCEPTIONS

B: Special Exceptions:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1996. TAX NUMBER 08-35-300-012, 08-35-300-013 AND 08-35-403-001 VOLUME 50.

NOTE: THE 1996 TAXES ARE NOT YET DUE AND PAYABLE.

2. LEASEHOLD INTEREST OF AMERICAN NATIONAL CAN COMPANY UNDER AND BY VIRTUE OF A LEASE DENISING THE SUBJECT LAND AND OF ALL PERSONS CLAIMING THEREUNDER, IF ANY.
3. A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 26, 1957 AS DOCUMENT 17075036.

NOTE: AFFECTS LOT 6.

4. EASEMENT RESERVED AND GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES, POLES AND WIRES, OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, ALSO IS GRANTED THE RIGHT TO USE THE STREETS FOR SAID PURPOSES, THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, THE RIGHT TO ENTER UPON SAID LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, POLES, WIRES, BRACES, GUYS, ANCHORS AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES OR RIGHTS HEREIN GRANTED AS CONTAINED IN PLAT OF SUBDIVISION RECORDED NOVEMBER 26, 1957 AS DOCUMENT 17075036.

NOTE: AFFECTS THE SOUTH 25 FEET OF LOT 6.

5. BUILDING SETBACK LINE OF 25 FEET (FROM THE SOUTH LOT LINE) AS SHOWN ON THE PLAT OF SUBDIVISION.

NOTE: AFFECTS LOT 6.

6. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE SOUTH 25 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION.

NOTE: AFFECTS LOT 6.

7. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE LIMITED LIABILITY AGREEMENT WHICH TITLE WILL BE HELD.

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8. IF ANY DOCUMENT REFERENCED HEREIN CONTAINS A COVENANT, CONDITION OR RESTRICTION VIOLATIVE OF 42 USC 3604(C), SUCH COVENANT, CONDITION OR RESTRICTION TO THE EXTENT OF SUCH VIOLATION IS HEREBY DELETED.
9. RIGHTS OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
10. RIGHTS OF THE RAILROAD COMPANY, INCLUDING THE USE, MAINTENANCE, REPAIR AND REPLACEMENT OF RAILROAD TRACKS UPON THE NORTHERLY AND NORTHWESTERLY PORTION OF THE LAND, AS DISCLOSED BY SURVEY MADE BY WEBSTER, MCGRATH, & AHLBERG LTD., DATED NOVEMBER 12, 1996, JOB NO. 36420.
11. ENCROACHMENT OF THE BLACKTOP PAVEMENT LOCATED MAINLY ON THE LAND OVER AND UPON THE RAILROAD PROPERTY ADJOINING ON THE NORTH BY 1.5 FEET AS DISCLOSED BY SURVEY MADE BY WEBSTER, MCGRATH, & AHLBERG LTD., DATED NOVEMBER 12, 1996, JOB NO. 36420.
12. UNRECORDED EASEMENT FOR SANITARY SEWER ALONG A LINE RUNNING NORTH TO SOUTH ALONG A LINE LOCATED 12 FEET FROM THE EAST LOT LINE AND RUNNING EAST TO WEST ALONG A LINE 12 FEET FROM THE SOUTH LINE, AS DISCLOSED BY SURVEY MADE BY WEBSTER, MCGRATH, & AHLBERG LTD., DATED NOVEMBER 12, 1996, JOB NO. 36420.
13. UNRECORDED EASEMENT FOR PUBLIC UTILITIES BY REASON OF THE LOCATION OF OVERHEAD UTILITY WIRES AND POWER POLES 1.5 FEET MORE OR LESS ONTO THE SUBJECT PROPERTY ALONG THE NORTH AND WEST LOT LINES, AS DISCLOSED BY SURVEY MADE BY WEBSTER, MCGRATH, & AHLBERG LTD., DATED NOVEMBER 12, 1996, JOB NO. 35420.
14. ASSIGNMENT OF RENTS DATED DECEMBER 2, 1996 AND RECORDED DECEMBER 11, 1996 AS DOCUMENT NUMBER 96935202, MADE BY 2000 PRATT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA.
15. SECURITY INTEREST OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, UNDER A FINANCING STATEMENT EXECUTED BY 2000 PRATT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND FILED DECEMBER 11, 1996 AS DOCUMENT NUMBER 96015605.
16. RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL FURNISHED UNDER THE CONTRACT WITH WALTER DANIELS CONSTRUCTION COMPANY INC., DATED MAY 15, 1996 FOR ROOF REPAIR.
17. SUBORDINATION, NON-DISTURBANCE ATTORNMENT AGREEMENT EXECUTED BY AMERICAN NATIONAL CAN COMPANY, RECORDED DECEMBER 11, 1996 AS DOCUMENT NUMBER 96935203.
18. MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING DATED DECEMBER 2, 1996 AND RECORDED DECEMBER 11, 1996 AS DOCUMENT NUMBER 96935201 MADE BY 2000 PRATT L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY, TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, TO SECURE AN INDEBTEDNESS OF \$4,800,000.00.

2000 PRATT L.L.C.

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