

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Corporation to Corporation)

EXHIBIT "B"

97536237

MAIL TO:

Andrew J. Brookman, Esq.
c/o Burlington Coat Factory Warehouse
1830 Route 130 Corporation
Burlington, NJ 08016

NAME & ADDRESS OF TAXPAYER:

Burlington Coat Factory Realty
of River Oaks, Inc.
1830 Route 130
Burlington, NJ 08016

DEPT-01 RECORDING \$25.00
T#0012 TRAN 6050 07/24/97 12:53:00
#3961 & CG #-97-536237
RECORDER'S STAMP COOK COUNTY RECORDER

7660 79802 JK

25 in

THE GRANTOR HOMEOWNERS WAREHOUSE, INC.
a corporation created and existing under and by virtue of the laws of the State of Florida and duly authorized to transact business in the State of Illinois, for and in consideration of Two Million Two Hundred Fifty Thousand (\$2,250,000.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Burlington Coat Factory Realty of River Oaks, Inc. a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1830 Route 130, Burlington, New Jersey 08016 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: See Attached Exhibits "A" & "B"

NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8-1/2" x 11" sheet, with a minimum of 1/2" clear margin on all sides.

Permanent Index Number(s): 30-19-300-012-0000, 30-19-300-013-0000, 30-19-300-029-0000
Property Address: NEC 170th and Torrence Avenue, Lansing, Illinois (the Shopping Center address)

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 18th day of July, 1997.

IMPRESS
CORPORATE
SEAL HERE

Homeowners Warehouse, Inc.
(Name of Corporation)
BY: [Signature] Executive Vice PRESIDENT
ATTEST: [Signature] SECRETARY

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

BOX 333-611

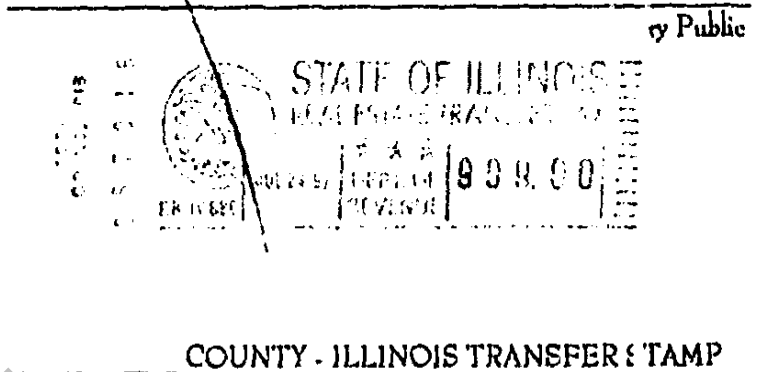
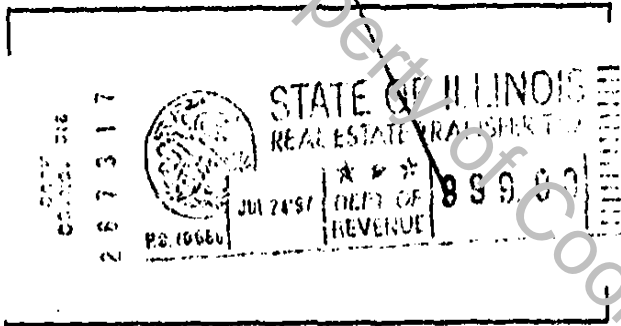
Form No. 1170

97536237

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT _____ personally known to me to be the _____ President of the _____ Corporation, and _____ 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 _____ President and _____ Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ 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 notarial seal, this _____ day of _____, 19____.

My commission expires on _____ Notary Public



COUNTY - ILLINOIS TRANSFER TAX STAMP

NAME and ADDRESS OF PREPARER:

Andrew J. Brookman
1830 Route 130
Burlington, NJ 08016

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,

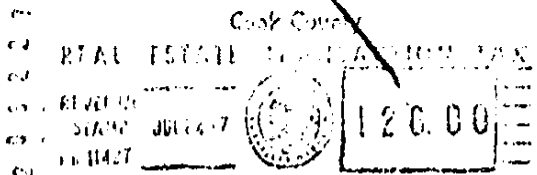
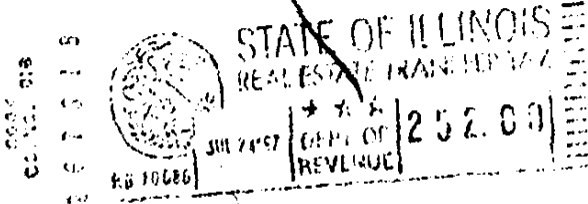
REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

97536237

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



BURLINGTON COAT FACTORY REALTY
OF RIVER OAKS, INC.

TO

HOMESMERS WAREHOUSE, INC.

FROM

CORPORATION TO CORPORATION

WARRANTY DEED
ILLINOIS STATUTORY

STATE OF ~~ILLINOIS~~ ^{TENNESSEE}
County of WILLIAMSON

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sam Cusano personally known to me to be the Exec Vice President of the Homeowners Warehouse, Inc. Corporation, and C. Steven Moore 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 Exec Vice President and Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be 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 notarial seal, this 18th day of July, 1997.

My commission expires on 11-20-2000 ~~xx19xxx~~ Stella M. Poland Notary Public

IMPRESS SEAL HERE

COOK COUNTY
ILLINOIS
TRANSFER TAX
999.00

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Andrew J. Brookman
1830 Route 130
Burlington, NJ 08016

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO CORPORATION
FROM
HOMEOWNERS WAREHOUSE, INC.
TO
BURLINGTON COAT FACTORY REALTY
OF RIVER OAKS, INC.

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Property of Cook County Clerk's Office

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EXHIBIT "A"

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

97536237

Schedule A - Continued

Policy No.: 238829-A

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

Lot 1 and the Southwesterly 1.04 feet of Lot 2 in the Landings Planned Unit Development, being a Subdivision of part of the Southwest Quarter of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

That part of Outlot A in the Landings Planned Unit Development bounded and described as follows:

Beginning at the Southeasterly corner of Lot 1 aforesaid, thence South 25 Degrees 14 Minutes 34 Seconds West on the Southwesterly prolongation of the Easterly line of said Lot 1, a distance of 50.0 feet; thence North 64 Degrees 45 Minutes 26 Seconds West a distance of 93.0 feet; thence South 25 Degrees 14 Minutes 34 Seconds West a distance of 82.32 feet; thence North 37 Degrees 43 Minutes 25 Seconds West a distance of 5.61 feet to an angle point of said Lot 1; thence North 25 Degrees 14 Minutes 34 Seconds East on a line of said Lot 1, a distance of 129.78 feet to an angle point of said Lot 1; thence South 64 Degrees 45 Minutes 26 Seconds East on a line of said Lot 1, a distance of 98.0 feet to the point of beginning.

ALSO

That part of Outlot A in the Landings Planned Unit Development bounded and described as follows:

Beginning at the Northwesterly corner of Lot 1 aforesaid, thence North 64 Degrees 45 Minutes 26 Seconds West on the Northwesterly prolongation of the Northerly line of said Lot 1 a distance of 7.0 feet; thence South 25 Degrees 14 Minutes 34 Seconds West a distance of 180.0 feet to a point on a line of said Lot 1; thence South 64 Degrees 45 Minutes 26 Seconds East on a line of said Lot 1 a distance of 7.0 feet to an angle point of said Lot 1; thence North 25 Degrees 14 Minutes 34 Seconds East on a line of said Lot 1 a distance of 180.0 feet to the point of beginning.

PARCEL 2:

Perpetual, non-exclusive easements for the purpose of parking, ingress and egress as set forth in Declaration of Reciprocal Easements and Operating Covenants recorded August 16, 1985 as Document No. 85,149,087 and as created by deed from Amalgamated Trust & Savings Bank, as Trustee under Trust Agreement dated June 21, 1984 and known as Trust No. 4951 to Homeowners Warehouse, Inc., recorded October 15, 1985 as Document No. 85,235,391 as amended by First Amendment to said Declaration, recorded December 18, 1985 as Document No. 85,329,731 over and across "Common Area" as such is defined and limited therein.

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EXHIBIT B

Permitted Encumbrances

1. First Installment of Taxes for the Year 1996.
2. First Estimated Installment of Taxes for the Year 1997.
3. Terms, provisions, covenants, agreements and conditions contained in the Road and Utility Reciprocal Easement Agreement dated July 31, 1985 and recorded August 16, 1985 as document 85149084 as amended by amendment dated January 15, 1986 and recorded September 30, 1986 as document 86446672 made by and between Amalgamated Trust and Savings Bank as trustee under Trust Agreement dated June 21, 1984 and known as Trust number 4951 and the beneficiary thereof, Lansing Landings Shopping Center Partnership, LTD, an Illinois LTD Partnership and River Land Associates, an Illinois General Partnership.
4. Terms, provisions, covenants, agreements and conditions contained in the Drainage Easement Agreement dated July 31, 1985 and recorded August 16, 1985 as document 85149085 made by and between Amalgamated Trust and Savings Bank as trustee under Trust Agreement dated June 21, 1984 and known as Trust number 4951, Lansing Landings Shopping Center Partnership, LTD, an Illinois LTD Partnership and River Land Associates, an Illinois General Partnership.
5. Terms, provisions, covenants, agreements and conditions contained in the Declaration of Reciprocal Easements and Operating Covenants dated July 31, 1985 and recorded August 16, 1985 as document 85149087 made by and between Amalgamated Trust and Savings Bank as trustee under Trust Agreement dated June 21, 1984 and known as Trust number 4951 and Lansing Landings Shopping Center Partnership, LTD, an Illinois limited partnership and in Agreement recorded as document 85149090 between said parties and American National Bank of Chicago as trustee under Trust Agreement dated August 1, 1985 known as Trust number 65120.

First Amendment dated and recorded December 18, 1985 as document 85329731.

Second Amendment dated February 24, 1988 and recorded March 11, 1988 as document 88103519.
6. Rights of adjoining owner to the concurrent use of the easement described as Parcel 2.
7. Encroachment of canopy attached to building on the land onto property northwesterly and adjoining by an undisclosed amount as disclosed by Survey by Robert A. Nowicki & Associates dated June 19, 1997 number 59739.
8. Rights of parties to maintain transformers and watermains located at the southeast corner of the land as disclosed by the aforesaid survey.

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