

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 14th day of August, 1997 between EQUITABLE PACIFIC PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership, with a mailing address of 3424 Peachtree Road, N.E., Atlanta, Georgia 30326, party of the first part, and OAK BROOK APPLE PARTNERS, with a mailing address of 210 West 22nd Street, Suite 138, Oak Brook, Illinois, 60521, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration 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, all 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 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 to: See Exhibit B attached hereto and made a part hereof for a list of the "Permitted Exceptions".

Permanent Real Estate Number: 12-20-300-062

Address of real estate: 10915-10929 Franklin Avenue, Franklin Park, Illinois

JM
This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents. *BE*
8-19-97



H1455-0838 MEAL

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG2597
999.00

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG2597
999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
AUG2597
192.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
AUG2597
999.00

STATE OF ILLINOIS
DEPT OF REVENUE
REAL ESTATE TRANSFER TAX
999.00

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

EQUITABLE PACIFIC PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership

By: Equitable Pacific Partners Corp., a Delaware corporation
Its: General Partner

By: *Charles R. Beaver*
Name: Charles R. Beaver
Its: Vice President

This instrument was prepared by:

Peter A. Sarasek, Esq.
Wilson & McIlvaine
500 West Madison Street
Suite 3700
Chicago, Illinois 60661

After recording return to:

Stephen J. Schostok, Esq.
DiMonte, Schostok & Lizak
1300 West Higgins Road
Suite 200
Park Ridge, Illinois 60068

Send subsequent tax bills to:

Oak Brook Apple Partners
210 West 22nd Street, #138
Oak Brook, Illinois 60521

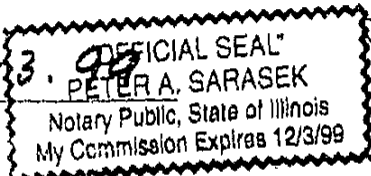
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Charles R. Beaver, personally known to me to be the Vice President, a duly authorized officer of Equitable Pacific Partners Corp., a Delaware corporation, such corporation being the general partner of EQUITABLE PACIFIC PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership, and 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 as such duly authorized officer, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of such corporation as general partner of such limited partnership, for and on behalf of such limited partnership and as the free and voluntary act and deed of such limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August, 1997.

Peter A. Sarasek
Notary Public

Commission expires 12-3-99



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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

THAT PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20 (SAID CORNER BEING 2642.42 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20); THENCE SOUTH 89 DEGREES 22 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 50 FEET TO THE EAST LINE OF WOLF ROAD, THENCE NORTH 0 DEGREES 01 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF WOLF ROAD A DISTANCE OF 114.19 FEET TO THE NORTH LINE OF RAILROAD RIGHT-OF-WAY THENCE SOUTH 61 DEGREES 16 MINUTES 08 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1028.50 FEET, THENCE NORTH 28 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 28 DEGREES 43 MINUTES 52 SECONDS EAST A DISTANCE OF 376.07 FEET TO THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE (AS ACCORDING TO DOCUMENT NUMBER 17696458); THENCE SOUTH 61 DEGREES 14 MINUTES 37 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE A DISTANCE OF 437.50 FEET; THENCE SOUTH 28 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 375.88 FEET TO A POINT 20.00 FEET NORTH EAST OF AFOREMENTIONED RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 61 DEGREES 16 MINUTES 08 SECONDS EAST A DISTANCE OF 30 FEET, THENCE SOUTH 51 DEGREES 48 MINUTES 23 SECONDS EAST A DISTANCE OF 121.66 FEET TO A POINT IN SAID RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 61 DEGREES 16 MINUTES 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 449.0 FEET, THENCE NORTH 52 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 126.59 FEET, THENCE NORTH 61 DEGREES 16 MINUTES 08 SECONDS WEST A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

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EXHIBIT B

1. General real estate taxes for 1996 (second installment) and subsequent years.
2. Covenants and restrictions in Deed recorded as Document 19761565.
3. Encroachment of blacktop on the Property onto adjoining property by varying amounts ranging from 0.92 feet to 1.79 feet, as shown on Survey Number 963144 dated December 17, 1996 prepared by Gremley & Biedermann.
4. Easements for existing utility pole near northeasterly line about 48 feet from the northwesterly corner of the Property and for overhead wires, as shown on Gremley & Biedermann Survey Number 963144.
5. Rights of public or quasi-public utilities, if any, not of record nor visible.
6. Grants of easement in favor of Great Lakes Pipeline Company, recorded as Document Number 16406970 and Document Number 16448168, as amended by Amendment to Easement dated August 7, 1997.
7. Rights of tenants in possession under unrecorded leases

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