

# UNOFFICIAL COPY

(The Above Space for Recorder's Use Only)

Property of Cook County Office

## SPECIAL WARRANTY DEED

STATE OF California

COUNTY OF Los Angeles

KNOW ALL MEN BY THESE PRESENTS:

THAT, JACILIN INVESTMENTS, INC., an Illinois corporation ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by ART KHANUK ("Grantee"), whose mailing address is 101 Dodge Avenue, Evanston, Illinois 60602, the receipt and sufficiency of such consideration being hereby acknowledged, and in pursuance of the power and authority vested in the Grantors and of every other power and authority the Grantors hereunto enabling, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit 2 attached hereto and made a part hereof for all purposes ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantors but not otherwise.

EXECUTED this 20 day of August, 1997.

JACILIN INVESTMENTS, INC., an Illinois corporation

By: [Signature]  
Robert K. Barth, President

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## APPENDIX I

An underground storage tank owner or operator may appeal this final decision to the Illinois Pollution Control Board ("Board") pursuant to Section 57.8(i) and Section 40 of the Illinois Environmental Protection Act. An owner or operator who seeks to appeal the Agency's decision may, within 35 days of the date of mailing of the Agency's final decision, petition for a hearing before the Board; however, the 35-day period may be extended for a period of time not to exceed 90 days by written notice provided to the Board from the applicant and the Agency within the 35-day initial appeal period.

For information regarding the filing of an appeal, please contact:

Dorothy Gunn, Clerk  
Illinois Pollution Control Board  
State of Illinois Center  
100 West Randolph, Suite 11-500  
Chicago, Illinois 60601  
312/814-3620

For information regarding the filing of an extension, please contact:

Illinois Environmental Protection Agency  
Division of Legal Counsel  
2200 Churchill Road  
Post Office Box 19276  
Springfield, Illinois 62794-9276  
217/782-5544

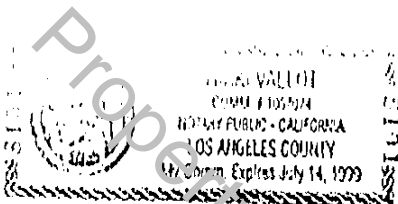
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COOK COUNTY CLERK'S OFFICE

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STATE OF California §  
§  
COUNTY OF Los Angeles §

This instrument was acknowledged before me on August 20, 1997 by Robert K. Barth.



John H. Barrett  
Notary Public

This instrument was prepared by: Stephen J. Levy, Katten Muchin & Zavle, 625 West Monroe St., #1800, Chicago IL 60670

STATE OF ILLINOIS  
COUNTY OF COOK  
CLERK OF THE COURT  
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ART KHANIK  
6544 70. KILBOURNE  
LACEDWOOD, IL 60646

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**UNOFFICIAL COPY****EXHIBIT 1**

1. Street address: 2255 W. Howard Street, Chicago, Illinois
2. Permanent Index No.: 11-30-307-197 and 11-30-307-158
3. Legal description:

**PARCEL 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12 IN FRED W. BRUMMEL AND COMPANY'S HOWARD RIDGE ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND SAID NORTH LINE EXTENDED WESTERLY TO A POINT ON THE EAST LINE OF LOT 1 IN BLOCK 1 IN ALSFASSER'S HOWARD WESTERN SUBDIVISION OF LOTS 2 AND 4 IN REIS' SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER AND LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 30 (EXCEPT THOSE PARTS OF THE NORTH 33 FEET THEREOF LYING EAST AND WEST OF BARTON AVENUE HEREBIN DEDICATED); THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH EAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND SAID SOUTH LINE EXTENDED EASTERLY TO A POINT ON THE WEST LINE OF LOT 12 IN FRED W. BRUMMEL AND COMPANY'S HOWARD RIDGE ADDITION AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

LOT 2 IN BLOCK 1, IN ALSFASSER'S HOWARD WESTERN SUBDIVISION OF LOTS 2 AND 4 IN REIS' SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THOSE PARTS OF THE NORTH 33 FEET THEREOF LYING EAST AND WEST OF BARTON AVENUE HEREBIN DEDICATED, IN COOK COUNTY, ILLINOIS.

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**UNOFFICIAL COPY****EXHIBIT 2****PERMITTED EXCEPTIONS**

1. GENERAL REAL ESTATE TAXES FOR ~~1996~~ THE YEAR IN WHICH CLOSING OCCURS AND SUBSEQUENT YEARS.
2. ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, PARTY WALL AGREEMENTS, ENCROACHMENTS, COVENANTS, RESERVATIONS, LEASES, LICENSES, CONDITIONS AND OTHER MATTERS AFFECTING ALL OR ANY PORTION OF THE PROPERTY.
3. ALL BUILDING RESTRICTIONS AND ZONING REGULATIONS NOW OR HEREAFTER IN EFFECT, TO THE EXTENT ADOPTED BY ANY MUNICIPAL OR OTHER PUBLIC AUTHORITY AND RELATING TO ALL OR ANY PORTION OF THE PROPERTY.
4. INFORMATION AND DISCLOSURES CONTAINED IN ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED JUNE 4, 1996 AS DOCUMENT 98420654.
5. ENCROACHMENT OF CHAIN LINK FENCE APPURTENANT TO INSURED PREMISES OVER NORTH LINE OF LAND ONTO PUBLIC RIGHT-OF-WAY AS DISCLOSED IN SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED AUGUST 1, 1996.
6. ENCROACHMENT UPON INSURED PREMISES BY BLACKTOP PARKING AREA APPURTENANT TO LAND ADJOINING ON THE WEST AS DISCLOSED IN SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED AUGUST 1, 1996.
7. RIGHTS OF MUNICIPALITY, THE STATE OF ILLINOIS AND THE PUBLIC IN AND TO THE SOUTHERLY 4.48 FEET OF THE EAST 58.80 FEET OF PARCEL 1 NORTH OF AND ADJOINING THE PUBLIC ALLEY AS DISCLOSED IN SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED AUGUST 1, 1996.



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