

# UNOFFICIAL COPY

This document prepared by:

GARDNER, CARTON & DOUGLAS  
321 N. Clark Street  
Suite 3400  
Chicago, Illinois 60610-4795  
Attn: Howard P. Zweig

When recorded return to:  
Gary Medler  
Hinshaw & Culbertson  
222 N. LaSalle Street  
Suite 300  
Chicago, Illinois 60601-1081

Common Address:  
Lot 11 - 12  
Glenview North Shore Park  
Glenview, Illinois

Permanent Index Numbers:  
04-22-401-006 (part)  
04-22-403-004 (part)  
04-22-403-001 (part)

98657299

DEPT-01 RECORDING \$27.00  
T#0009 TRAN 3275 07/28/98 09:05:00  
\$7834 ± RC \*-98-657299  
COOK COUNTY RECORDER

## SPECIAL WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT SOO LINE RAILROAD COMPANY, a Minnesota corporation (the "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, by these presents does remise, release, alien and convey unto LEADER AUTOMOTIVE WHOLESALERS, INC., an Illinois corporation (the "Grantee") whose address is 6853 West 60th Place, Chicago, Illinois 60638, the following described real estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT 1 ATTACHED HERETO AND MADE A PART HEREOF

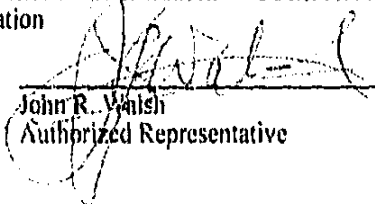
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the real estate, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the real estate, against all persons lawfully claiming, or to claim the same, by, through or under it, the Grantor WILL WARRANT AND DEFEND subject to the Permitted Exceptions described on Exhibit 1, attached hereto and made a part hereof.

And the Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 21st day of July, 1998.

SOO LINE RAILROAD COMPANY, a Minnesota corporation

By:   
Name: John R. Walsh  
Its: Authorized Representative

BOX 333-CT1

7722950-02-TMS 1 of 4

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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

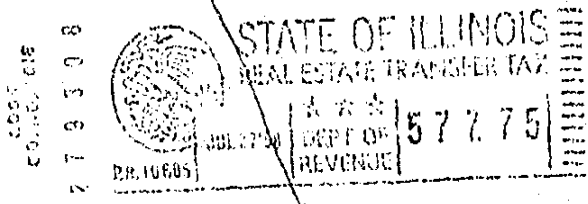
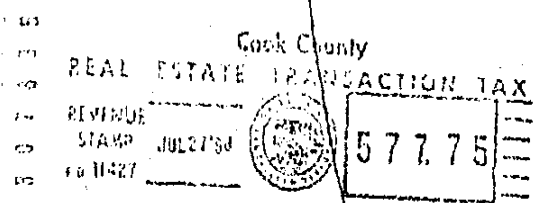
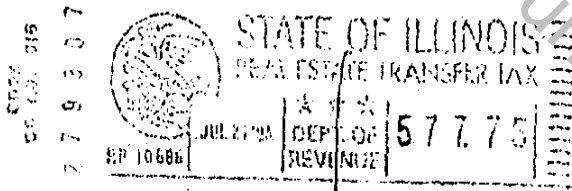
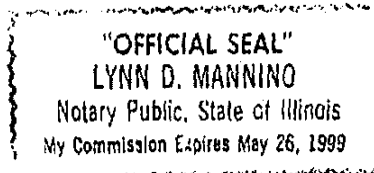
I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Walsh, who is personally known to me to be the Authorized Representative of SOO LINE RAILROAD COMPANY, a Minnesota corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as the Authorized Representative of said Corporation, as his free and voluntary act and the free and voluntary act of the Corporation, pursuant to authority granted to him by the Board of Trustees of the Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial this 21st day of July, 1998.

*Lynn D. Mannino*  
\_\_\_\_\_  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

LEADER AUTOMOTIVE WHOLESALERS, INC.  
6853 West 60th Place  
Chicago, Illinois 60638  
Attn: Imtiyaz Patel



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## EXHIBIT I

### LEGAL DESCRIPTION

Lot 11 - 12 in North Shore Corporate Park Phase II, being a Subdivision of parts of Lots 7, 8 and 11 in the Assessor's Division of Section 22, and being a Resubdivision of part of County Clerk's Division of Section 23, Township 42 North, Range 12 east of the Third Principal Meridian in Cook County, Illinois.

### PERMITTED EXCEPTIONS:

1. Real Estate taxes not yet due and payable.
2. Terms, powers, provisions and limitations contained in the Agreement Concerning Flood Control Facilities by and between Society of the Divine Word, an Illinois not for profit corporation, Missionary Sisters Servants of the Holy Spirit, an Illinois not for profit corporation, and Metropolitan Sanitary District of Greater Chicago a municipal corporation, dated August 19, 1975 and recorded February 23, 1976 as Document 23396511.
3. Permanent Easement Agreement recorded April 5, 1977 as Document 23876793.
4. Amended and Restated Declaration of Protective Covenants for Glenview North Shore Corporate Park recorded August 1, 1996 as Document 96590155 and amended by First Amendment to Amended and Restated Declaration of Protective Covenants for Glenview North Shore Park recorded January 12, 1998 as Document 98027733, made by LaSalle National Bank, as Trustee under Trust Agreement dated February 1, 1990 and known as Trust Number 115133. (Original Declaration of Protective Covenants was recorded March 16, 1990 as Document 90119242).
5. Amended and Restated Annexation Agreement made by and between the Village of Glenview, Missionary Sisters Servants of the Holy Spirit and Marathon U.S. Realities, Inc. recorded August 1, 1996 as Document 96590154. (Original Annexation Agreement was recorded March 16, 1990 as Document 90119238).
6. Easement in favor of Ameritech, the Commonwealth Edison Company, Nicor Gas, Chicago Cable TV and the Village of Glenview, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 98650165.
7. Declaration of Protective Covenants for North Shore Corporate Park recorded April 15, 1998 as Document 98299149.

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STREET ADDRESS: LOTS 11 & 12 N SHORE CORP PARK

CITY: GLENVIEW

COUNTY: COOK

TAX NUMBER: 04-22-403-004-0000 , 04-22-403-001 & 04-22-401-006

## LEGAL DESCRIPTION:

LOT 11-12 IN THE NORTH SHORE CORPORATE PARK PHASE II RECORDED JULY 24, 1998 AS DOCUMENT 98650165, BEING A RESUBDIVISION OF PARTS OF LOTS 7, 8 AND 11 IN ASSESSOR'S DIVISION OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, RECORDED AS DOCUMENT 156008 DATED APRIL 11, 1874 IN COOK COUNTY, ILLINOIS.

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