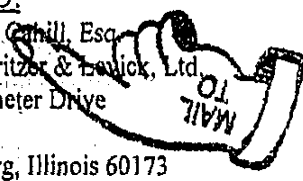


SPECIAL WARRANTY DEED

AFTER RECORDING

MAIL TO:

Thomas B. Cahill, Esq.
Altman, Kritzer & Benick, Ltd.
1101 Perimeter Drive
Suite 700
Schaumburg, Illinois 60173



NAME AND ADDRESS

OF TAXPAYER:

Home Depot U.S.A., Inc.
Attn: Scott M. Leonard
1101 Perimeter Drive
Suite 200
Schaumburg, Illinois 60173

THIS INDENTURE, made this 29th day of July, 1998, between CORPORATE LAKES OF MATTESON, L.L.C., an Illinois limited liability company, party of the first part, and HOME DEPOT U.S.A, INC., a Delaware corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and NO/100 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, 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 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 in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

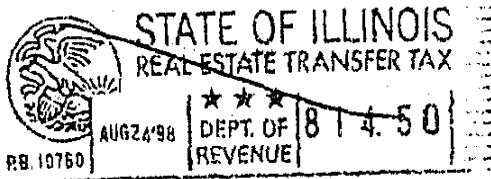
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

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

Lawyers Title Insurance Corporation

WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof

14455-1235-A, MEM



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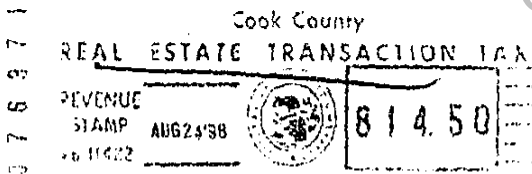
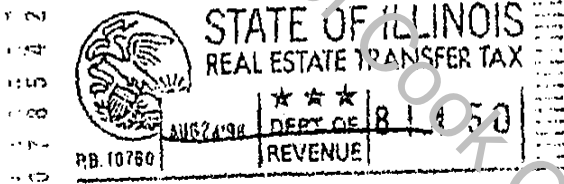
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents on the day and year first above written.

CORPORATE LAKES OF MATTESON, L.L.C., an Illinois limited liability company

By: Shinneman Management Company, a Missouri corporation,
Manager

By: David W. Shinneman
Its: President



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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT** ~~DAVID W. SHINNEMAN~~ ~~Gerald W. Shinneman~~ personally known to me to be the President of Shinneman Management Company, a Missouri corporation which is the Manager of **CORPORATE LAKES OF MATTESON, L.L.C.**, an Illinois limited liability company, 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 he signed and delivered the instrument as President of said corporation, as his 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 29 day of July, 1998.

E. Colette Armstrong
Notary Public

My commission expires on _____, 19__.

E. Colette Armstrong
STATE OF MISSOURI, BUCHANAN COUNTY
My Commission Expires Feb. 13, 2001

IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:

Michael A. Fine, Esq
Field Golan & Swiger
Three First National Plaza
Fifteenth Floor
Chicago, Illinois 60602

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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 1 IN VENTURE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1977 AS DOCUMENT 23968407 AND PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 08 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF VENTURE'S SUBDIVISION 375.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 48 SECONDS WEST, 221.53 FEET (221.39 RECORD); THENCE NORTH 44 DEGREES 20 MINUTES 24 SECONDS WEST, 256.21 FEET; THENCE SOUTH 45 DEGREES 41 MINUTES 04 SECONDS WEST (45 DEGREES 40 MINUTES 38 SECONDS MEASURED), 125.72 FEET; THENCE NORTH 44 DEGREES 18 MINUTES 21 SECONDS WEST, 90.76 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 50 SECONDS WEST, 129.69 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 10 SECONDS WEST, 671.07 FEET; THENCE NORTH 44 DEGREES 51 MINUTES 50 SECONDS EAST, 77.30 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 10 SECONDS WEST, 188.61 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, 638.60 FEET; TO THE WEST LINE OF THE EAST 70 FEET OF THE NORTHEAST QUARTER AFORESAID; THENCE SOUTH 0 DEGREES 08 MINUTES 10 SECONDS EAST, ALONG SAID WEST LINE, 700.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

31-21-201-003

31-21-201-005

31-21-201-006

31-21-202-016

31-21-202-025

31-21-202-026

Vacant land on West side of Cicero
Avenue, 588.77 ft south of 207th St.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. An easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits and incidental purposes.

Recorded: March 4, 1976

Document: 23406655

2. Covenants, conditions and restrictions contained in the Declaration of Restrictions.

Recorded: March 27, 1987

Document: 87164646 and LR3602917

3. Covenants, conditions and restrictions contained in the Declaration of Restrictions.

Recorded: August 11, 1987

Document: 87442672 and LR3642264

- ~~4. An easement in favor of Northern Illinois Gas Company for the installation, relocation, renewal and removal of gas mains and appurtenances.~~

~~Recorded: April 3, 1989~~

~~Document: 89143829~~

~~Affects: That part of the South 15 feet of Lot 55 in a Subdivision of part of the Southeast quarter (1/4) of Section 16 and Northeast quarter (1/4) of Section 21.~~

5. Notice of requirements for storm water detention recorded January 20, 1988 as Document Number 88028742 and as shown on Survey as retention area.

6. Covenants, conditions and restrictions contained in the Declaration of Restrictions.

Recorded: April 23, 1991

Document: 91187413

7. Covenants, conditions and restrictions contained in a Deed.

Recorded: March 3, 1987

Document: 87114887

8. Easement in favor of Commonwealth Edison and Illinois Bell Telephone Company, recorded as Document Number 24197546.

9. Unrecorded easement in favor of the Village of Matteson for 12 inch water main and 8 inch sanitary sewer as disclosed by letter dated May 14, 1998, together with the right of access thereto.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

David W. Shinneman, President of Shinneman Management Company, a Missouri corporation, which is the Manager of **CORPORATE LAKES OF MATTESON, L.L.C.**, an Illinois limited liability company, being duly sworn on oath, states that the Company's principal place of business is 20000 Governors Highway, Olympia Fields, Illinois 60461 and the Company is the grantor in a Special Warranty Deed of even date herewith of 15.690 acres of unimproved real estate situated on Cicero Avenue south of Route 30, Matteson, Illinois. That said attached deed is not in violation of 765 ILCS 205/1 for the following reason:

The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

**CORPORATE LAKES OF MATTESON,
L.L.C.**, an Illinois limited liability company

By: Shinneman Management Company, a
Missouri corporation, Manager

By: David W. Shinneman
Its: President

Subscribed and Sworn to before
me this 29 day of July, 1998.

E. Colette Armstrong
Notary Public

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