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1998-08-26 12:02:49
Cook County Recorder 29.50

THIS INSTRUMENT
PREPARED BY:

Jeffrey H. Weitzman, Esq.
Rogers & Wells LLP
200 Park Avenue
New York, New York 10166

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 18th day of August, 1998, from CBS CORPORATION, a Pennsylvania corporation and successor by corporate name change to WESTINGHOUSE ELECTRIC CORPORATION, having an office at the Westinghouse Building, 11 Stanwix Street, Pittsburgh, Pennsylvania 15222 ("Grantor"), to SIEMENS REAL ESTATE, INC., a Delaware corporation, having an office at 186 Wood Avenue South, Iselin, New Jersey 08830 ("Grantee"), provides:

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, remise, release, alien and convey unto Grantee, its successors and assigns, forever, all that real property located in Cook County, Illinois, which is more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land").

TOGETHER WITH all the buildings and improvements thereon and together with all right, title and interest of Grantor, if any, in all easements, streets, strips, or gores of land, streams or other bodies of water adjacent to, abutting or adjoining the Land and together with the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Land and foregoing property rights.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever.

SUBJECT TO those matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

Lawyers Title Insurance Corporation

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AND Grantor hereby for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done anything whereby the premises herein conveyed are or may be in any manner encumbered or charged, except as herein recited; and Grantor, for itself and its successors and assigns, specially warrants the title to the premises herein conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

CBS CORPORATION,
a Pennsylvania corporation

By: *Louis J. Briskman*
Name: Louis J. Briskman
Title: Executive Vice President

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
20800
AUG 26 1998



RECORD AND RETURN TO:

Jeffrey H. Weitzman, Esq.
Rogers & Wells LLP
200 Park Avenue
New York, New York 10166

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
20800
AUG 26 1998

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STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

I, Malach Bergson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis J. Briskman personally known to me to be the Vice President and General Counsel of CBS CORPORATION, a Pennsylvania corporation, 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 he signed and delivered the said instrument, pursuant to authority given by the Board of Directors said corporation as Paul Guilford free and voluntary act, and as the free and voluntary act and deed of said corporation, for the users and purposes therein set forth.

GIVEN under my hand and official seal this 18th day of August, 1998.

Neil M. Watan
Neil M. Watan

Malach Bergson
Notary Public

Commission Expires: 10/99

MALACH BERGSON
Notary Public, State of New York
No. 01BE502698
Qualified in New York County
Commission Expires Oct. 6 1999

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EXHIBIT "A"

The Land

The South 305.00 feet (except the South 125.00 feet thereof) of Lot 3 in Leachwood Industrial Park being a subdivision of part of the subdivision of the East 66.38 acres of the West fraction of the Southeast $\frac{1}{4}$ of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian together with all that part of the West $\frac{1}{2}$ of heretofore vacated Ridgewood Avenue lying South of the Westerly prolongation of the North line of the South 305.00 feet of Lot 3 and lying North of the Westerly prolongation of the North line of the South 125.00 feet of said Lot 3, all in Cook County, Illinois.

Permanent Tax Index Number: 30-19-421-012-0000, Volume 226.

ADDRESS: 16750 CHICAGO AVE., LAKEVIEW

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EXHIBIT "B"

Permitted Exceptions

1. General Real Estate Taxes on the land for 1997 (second installment only), 1998 and subsequent years; not yet due and payable.
2. Declaration of restrictions recorded July 25, 1966 as Document Number 19894571 relating to zoning, building materials, signs, storage of materials, also that no buildings should be erected within 50 feet of 170th Street nor within 30 feet of Chicago Avenue nor within 25 feet of any property line.
3. Building line shown on plat of Leachwood Industrial Park recorded on July 5, 1966 as Document #19875803 over East of Lot 3 as plotted on the Survey.
4. Such state of facts as shown on the Survey.

NOTE: All references to the Survey are to that certain survey prepared by Stonelake Survey Company, Ltd., dated March 24, 1998, Job Order Number 98-03-11:001

Reference to the foregoing matters shall not be deemed to reimpose them or their terms to the extent they have previously expired or been extinguished or to extend them to portions of the premises never affected thereby.

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