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## SPECIAL WARRANTY DEED

**PREPARED BY:**

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**MAIL TO:**

Samuel A. Orticelli, Senior Counsel  
The Inland Group, Inc.  
2901 Butterfield Road  
Oak Brook, Illinois 60521

DEPT-01 RECORDING 931.00  
T40099 TRAN 1238 02/05/98 11:26:00  
44714 + CG \*-98-097982  
COOK COUNTY RECORDER

**NAME & ADDRESS OF TAXPAYER:**

Inland Real Estate Corporation  
2901 Butterfield Road  
Oak Brook, Illinois 60521

THIS SPACE FOR RECORDER'S USE ONLY

7695678, 6TC, Rd

THE GRANTOR, 159-80, L.L.C., an Illinois limited liability company, of the County of Cook, State of Illinois, for and in the consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, *Inland Real Estate Corporation, a Maryland corporation*, and to its successor and assigns, of 2901 Butterfield Road, Oak Brook, Illinois 60521, of the County of DuPage, State of Illinois, FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois, to wit:

Known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to

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claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 27-13-300-007 (affects Real Property and other property)

Property Address: See Exhibit A attached hereto

DATED this 27<sup>th</sup> day of January, 1998


159-80, L.L.C., an Illinois limited liability company

By:  (Seal)  
J. Javors, Managing Member

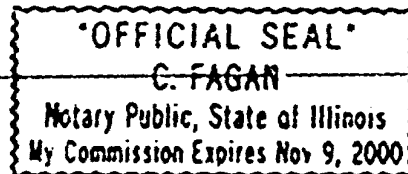
STATE OF ILLINOIS     )  
                                  )SS  
County of Cook         )

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT J. J. Javors, Managing Member of 159-80, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as his free and voluntary act as Managing Member of 159-80, L.L.C., an Illinois limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27<sup>th</sup> day of January, 1998.

  
Notary Public

My commission expires on \_\_\_\_\_



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## Exhibit A

### LEGAL DESCRIPTION

Parcel 1:

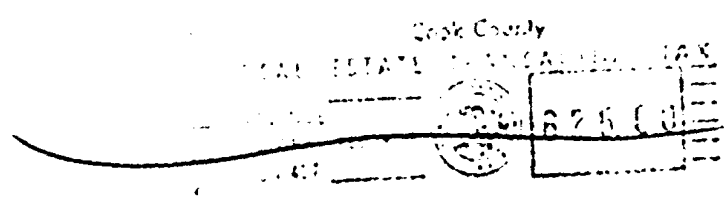
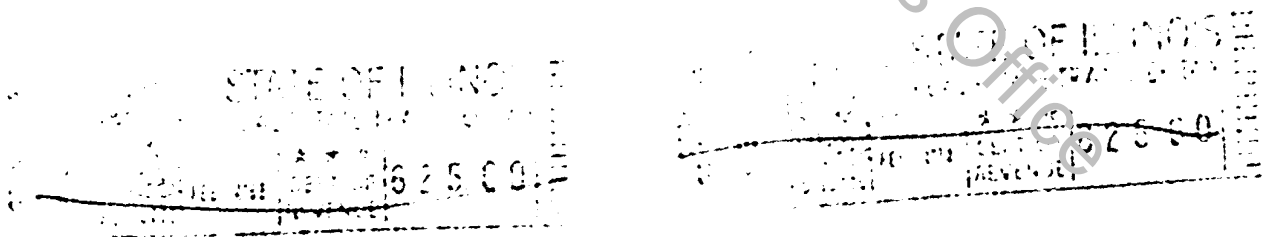
Lot 2 in final plat of LAC Subdivision, a part of a tract of land being the North 300.80 feet of the South 330 feet (except the East 648.00 feet) of the West 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof. Recorded November 21, 1997 as Document 97874579, in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress over part of Lot 1 in the final plat of LAC Subdivision, as created by Declaration of Covenants, Conditions and Restrictions and Easements Recorded November 21, 1997 as Document 97874580.

Permanent Index Numbers: 27-12-300-007

Commonly Known As: Lot 2 in Orland Park Retail Center located at the Northeast Corner of 159<sup>th</sup> Street and 80<sup>th</sup> Avenue, Orland Park, Illinois



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## EXHIBIT B

### PERMITTED EXCEPTIONS

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**EXHIBIT B**  
**(PAGE 1 of 2)**

## PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 1997 AND 1998.  
1998 TAXES ARE NOT YET DUE OR PAYABLE.  
  
PERMANENT INDEX NUMBER: 27-13-300-007-0000.  
AFFECTS: THIS TAX NUMBER AFFECTS LAND & OTHER PROPERTY.  
  
NOTE: 1998 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$252.86 IS PAID.  
  
NOTE: 1998 FINAL INSTALLMENT AMOUNTING TO \$220.22 IS PAID.
2. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT RECORDED APRIL 1, 1980 AS DOCUMENT 25409178.
3. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, 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 GRANT RECORDED AS DOCUMENT NO. 97785399.
4. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DEVELOPMENT AGREEMENT DATED JUNE 16, 1997 AND RECORDED JULY 22, 1997 AS DOCUMENT 97526232 MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK, AN ILLINOIS MUNICIPAL CORPORATION, AND 159-60 L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.  
(AFFECTS LAND AND OTHER PROPERTY)
5. COVENANTS AND RESTRICTIONS AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION RECORDED NOVEMBER 21, 1997 AS DOCUMENT NO. 97874580 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.  
(AFFECTS LAND AND OTHER PROPERTY)
6. 10 FOOT UTILITY EASEMENTS ALONG, ACROSS AND THROUGH LOTS 1 AND 2 AS SHOWN ON PLAT OF SUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT 97874579.  
(SEE PLAT FOR EXACT LOCATION OF EASEMENTS)  
(AFFECTS LAND AND OTHER PROPERTY)
7. EASEMENTS IN FAVOR OF VILLAGE OF ORLAND PARK AND TO UTILITY COMPANY'S INCLUDING AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THE COMMONWEALTH EDISON COMPANY, 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 NOVEMBER 21, 1997 AS DOCUMENT 97874579.  
(SEE PLAT FOR EXACT LOCATION OF EASEMENTS)  
(AFFECTS LAND AND OTHER PROPERTY)

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EXHIBIT B  
(Page 2 of 2)

8. STORMWATER DETENTION AREA ACROSS PARTS OF LOTS 1, 2 AND 3 AS SHOWN ON PLAT OF SUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT 97674579.  
(SEE PLAT FOR EXACT LOCATION)  
(AFFECTS LAND AND OTHER PROPERTY)

9. THE FOLLOWING NOTATIONS RELATING TO ACCESS AS SHOWN ON PLAT OF SUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT 97674579 AS FOLLOWS:

**CROSS ACCESS:**

IT IS HEREBY ACKNOWLEDGED AND AGREED BY THE OWNERS OF LOTS 2 AND 3 THAT NO CURB CUTS SHALL BE PERMITTED FROM SAID LOTS. ALL CURB CUTS SHALL BE LOCATED ON LOT 1. EASEMENTS ARE HEREBY RESERVED FOR THE BENEFIT OF LOTS 1, 2 AND 3 OVER AND ACROSS SUCH DRIVES AND CURB CUTS THAT MAY BE CONSTRUCTED FROM TIME TO TIME ON LOT 1 TO PROVIDE ACCESS FROM EACH OF LOTS 2 AND 3 TO 159TH STREET. IN NO EVENT MAY THE OWNER OF LOTS 1 AND 2 DENY TO THE OWNERS OF LOTS 2 AND 3 ACCESS OVER AND ACROSS LOTS 1 AND 2 TO 159TH STREET.

**ACCESS TO 159TH STREET:**

ACCESS TO 159TH STREET FOR LOTS 1, 2 AND 3 SHALL BE FROM THE ENTRANCE DRIVE PERMITTED ON LOT 1.

NO ADDITIONAL ENTRANCE DRIVES SHALL BE GRANTED FOR LOTS 2 AND 3.  
(AFFECTS LAND AND OTHER PROPERTY)

10. UNRECORDED LEASES TO ALL CLEANERS, INC., AND VIDEO UPDATE, INC., AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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