



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, North & Mobile, L.L.C., a Nebraska limited liability company, does hereby Convey to Bond Drug Company of Illinois, an Illinois corporation, the real estate in Westchester, Illinois, as set forth on Exhibit "A" .

This deed given subject to the attached permitted exceptions, as set forth on Exhibit "B".

North & Mobile, L.L.C. The Limited Liability Company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Dated: May 1, 1999

NORTH & MOBILE, L.L.C.,  
a Nebraska limited liability company

*Richard Cooper*  
Richard Cooper, Member

5

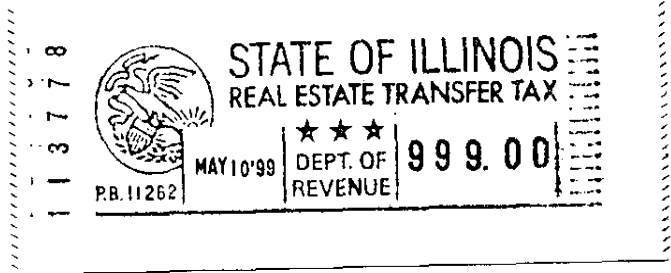
1st AMERICAN TITLE order # CG 180618  
181 all \$

**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE  
Village of Westchester  
*Mika 5-6-99*

# UNOFFICIAL COPY

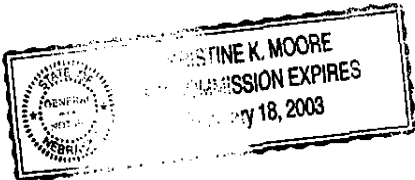
99451162

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



On this 1<sup>st</sup> day of May, 1999, before me the undersigned, a Notary Public in and for said State, personally appeared Richard N. Cooper to me personally known, who being by me duly sworn, did say that he is a member respectively, of the limited liability company executing the foregoing instrument; and that Richard N. Cooper, member of the limited liability company, acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company, by it, by him voluntarily executed.

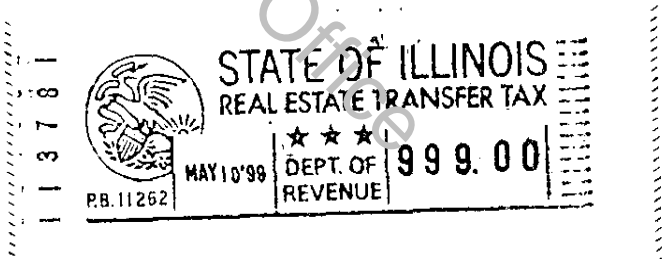
Kristine K. Moore  
Notary Public



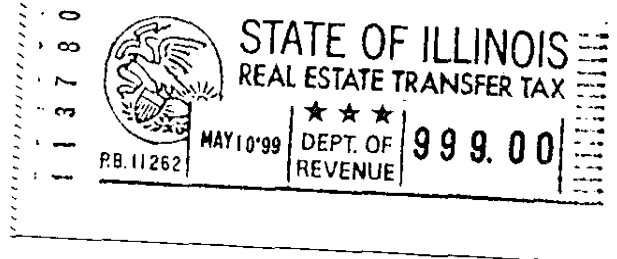
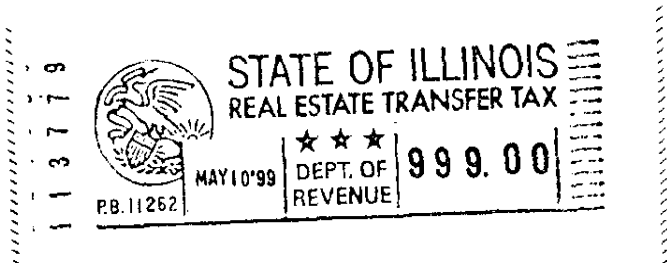
My Commission Expires: 2/18/03



Will NOT GO MEY  
200 WILMOT ROAD  
DEERFIELD, IL. 60015



Prepared By: MICHAEL CARTER  
RIAL CAPITAL  
11506 NICHOLAS ST. #200  
OMAHA, NE 68154



# UNOFFICIAL COPY

99451162

0 8 5 8 2 7

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAY10'99

999.00

RB.11425




EXHIBIT "A"

1 1 3 7 8 2


STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

MAY10'99

DEPT. OF REVENUE

534.00

RB.11262



**LEGAL DESCRIPTION:**

**PARCEL 1:**

LOT 28 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 28; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 109.96 FEET TO A POINT, SAID POINT BEING 15 FEET EAST OF AND MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID LOT 28; THENCE SOUTH ALONG A STRAIGHT LINE PARALLEL TO THE WEST LINE OF SAID LOT 28 A DISTANCE OF 31.06 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 28, BEING A DISTANCE OF 15 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 28 A DISTANCE OF 15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 28 A DISTANCE OF 101.06 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 22, 23, 24, 25, 26 AND 27 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 34 (EXCEPT THE WEST 6 FEET THEREOF) AND LOT 35 (EXCEPT THE EAST 14 FEET THEREOF) IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**PARCEL 4:**

LOT 33 AND THE WEST 6 FEET OF LOT 34 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

EXHIBIT 'A'

99451162

PARCEL 5:

LOTS 29, 30, 31 AND 32 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

LESS THAT PORTION TAKEN BY THE STATE OF ILLINOIS FOR THE WIDENING OF MANNHEIM ROAD;

PARCEL 6:

THAT PART OF THE PUBLIC ALLEY LYING SOUTH OF LOT 28 AND NORTH OF LOT 29, ALL IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER; ALSO

THAT PART OF THE PUBLIC ALLEY LYING SOUTH OF LOTS 24 THROUGH 27 AND SOUTH OF THE WEST 12 FEET OF LOT 23, ALL IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER; ALSO

THAT PART OF THE PUBLIC ALLEY LYING NORTH OF LOTS 33 AND 34 AND NORTH OF THE WEST 21 FEET OF LOT 35, ALL IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER; ALSO


THAT PART OF THE PUBLIC ALLEY LYING EAST OF LOTS 29 THROUGH 32 AND LYING WEST OF LOT 33, ALL IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER;


ALL BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, VACATED BY ORDINANCE NO. 98-1479 OF THE VILLAGE OF WESTCHESTER, AND AS SHOWN ON PLAT OF VACATION RECORDED MARCH 11, 1999 AS DOCUMENT 99235053.

*Commonly known as SE CORNER OF MANNHEIM RD  
& ROOSEVELT RD.  
WESTCHESTER, IL*

*PTN: 15-21-100-001, 002, 003, 004, 005, 006*

*15-21-100-007, 051, 052, 058*

085828  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAY10'99  
p.a. 11425  
  
267.00

085828  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAY10'99  
p.a. 11425  
  
999.00

## EXHIBIT "B"

1. BUILDING LINE 15 FEET ON THE SOUTH LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION.

(AFFECTS PARCEL 3 AND 4)

2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

3. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF THE LAND WITHIN THE SAID VACATED ALLEYS FOR THE MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

4. GRANT OF EASEMENT FOR PUBLIC UTILITIES RECORDED MARCH 11, 1999 AS DOCUMENT 99235054, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS LOTS 23, 35 AND THE VACATED ALLEY LOCATED BETWEEN SAID LOTS)

5. GRANT OF EASEMENT TO COMMONWEALTH EDISON AND AMERITECH FOR PUBLIC UTILITIES RECORDED APRIL 28, 1999 AS DOCUMENT 99403633, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS LOTS 22 AND 23)

END OF SCHEDULE B