

STATE OF NEW YORK: COUNTY OF NEW YORK:SS.:



99495034

I ~~GRACE PASQUA ALTADONNA~~ *GRACE PASQUA ALTADONNA* a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alison Altman of G-P Acquisitions, Inc., a New Jersey corporation, the general partner of CC Acquisitions L.P., a New Jersey limited partnership, and ~~Samuel M. Ofsevit, asst vice pres,~~ *Samuel M. Ofsevit, asst vice pres,* of said corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such ~~asst. sec and asst vice pres~~ *asst. sec and asst vice pres* appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation as general partner of CC Acquisitions L.P., as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 27th day of December, 1993.

*Grace Pasqua Altadonna*  
Notary Public

My Commission Expires:

12/10/94

G165374.SE

GRACE PASQUA ALTADONNA  
Notary Public State of New York  
No. 41-4975467  
Qualified in Queens County  
Commission Expires 12/10/1994

. DEPT-01 RECORDING \$27.50  
. T#6666 TRAN 1113 12/28/93 15:19:00  
. #2003 # 13-070738  
. COOK COUNTY RECORDER

99495034

1394/0030 91 004 Page 1 of 5  
1999-05-21 15:58:00  
Cook County Recorder 29.50

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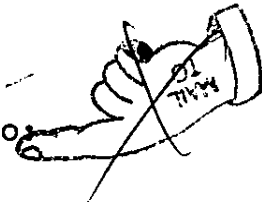
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3070.738 0 7 0 7 3 8

Prepared by:  
Linett, Schechter, Reicher & Altman  
888 Seventh Avenue  
New York, New York 10106

Tax Parcel I.D. No.  
12-25-427-045  
12-25-427-046  
12-25-427-047  
12-25-427-050  
12-25-426-032  
12-25-426-036  
12-25-426-037  
12-25-426-027  
12-25-426-029  
12-25-426-028

Recording Requested By  
and When Recorded Return to:



Alison Altman, Esq.  
Linett, Schechter, Reicher & Altman  
888 Seventh Avenue  
New York, New York 10106

7206 W. GRAND  
ELMWOOD PARK, ILLINOIS

\*(CORRECTED)

SPECIAL WARRANTY DEED

99495034

Page 2 of 5

Elmwood Park  
Real Estate  
Transfer Stamp

KNOW ALL MEN BY THESE PRESENTS that CC Acquisitions L.P., a New Jersey limited partnership, the address of which is c/o Richards & Robbins, 20 Community Place, Morristown, New Jersey 07960 ("Grantor"), for and in consideration of Ten (\$10.00) Dollars and other valuable consideration received to its full satisfaction from \*Bermuda Isles Limited Partnership, a Florida limited partnership, the address of which is 2295 Corporate Boulevard, N.W., Suite 222, Boca Raton, Florida 33431 ("Grantee"), does hereby transfer and convey to Grantee certain real estate located in Cook County, Illinois and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference, together with all buildings, other improvements, fixtures, easements and other appurtenances located thereon, rights, covenants and privileges appurtenant thereto (collectively, the "Premises"), but subject to those specific matters set forth in Exhibit "B" attached hereto.

\* Bermuda Isles Associates Limited Partnership, a Florida limited partnership TO HAVE AND TO HOLD the Premises unto Grantee forever, and Grantor does hereby warrant and will defend the Premises unto Grantee and its successors and assigns, forever, against the lawful claims and demands of all parties claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 27th day of December, 1993.

\*This Corrected Special Warranty Deed is EXEMPT from transfer tax under Paragraph 4(B) of the Illinois Transfer Tax Act. By: G-P CC Stores, Inc. May 12, 1999

Signed and acknowledged  
in the Presence of:

[Signature]  
Name: Samuel M. DeSaut  
Title: asst vp  
[Signature]  
Name: Irwin Reicher

By: [Signature]  
Norton Herrick, President  
CC Acquisitions L.P.  
By: G-P Acquisitions, Inc.  
general partner  
By: [Signature]  
Alison Altman,  
Assistant Secretary

Return To:  
Law Title Insurance Co.  
120 E. Railroad  
Sandwich, IL 60548



COOK COUNTY  
RECORDER

EUGENE "GENE" MOORE  
MAYWOOD OFFICE

5

SLER-5775

99011766

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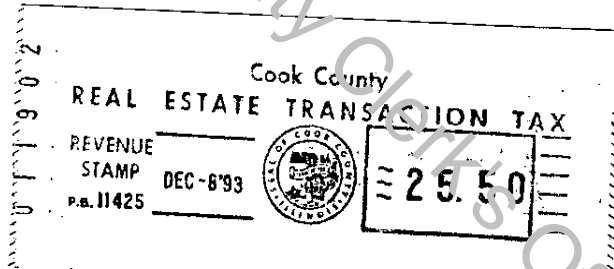
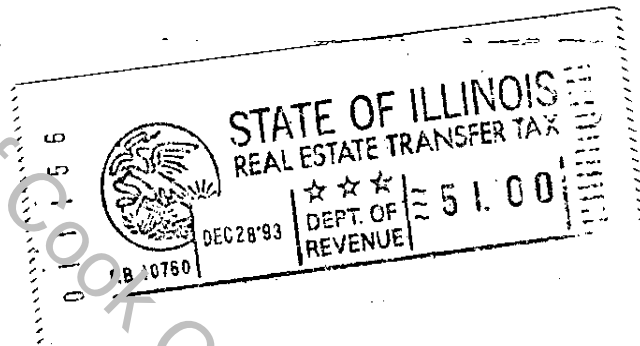
[Handwritten signature]

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99495034 Page 3 of 5

Property of Cook County Clerk's Office



Return To:  
Law Title Insurance Co.  
120 E. Railroad  
Sandwich, IL 60548

That part of Schumacher and Gnaedinger's Addition to Chicago, a subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue (except 2 acres thereof, described as: Commencing at the Northeast corner of the Southeast 1/4 of Section 25; thence West 20 rods; thence South 16 rods; thence East 20 rods; thence North 16 rods to the point of beginning) described as follows:

Beginning at the Southeast corner of Lot 1 in Block 62; thence Northwesterly, along the Southerly lines of Blocks 62, 63 and their extensions, a distance of 616.00 feet to the Southwest corner of Lot 10 in Block 63; thence North, along the West line of said Lot 10, a distance of 128.47 feet to the Northwest corner of said Lot; thence Southeasterly, along the Northeasterly line of Block 63 and its extension, a distance of 341.83 feet to the Northwest corner of Lot 10 in Block 62; thence North, along the Norcherly extension of the West line of Lot 10, aforesaid, and the West line of Lots 7, 8, 9 and 10 in Block 60, a distance of 121.57 feet to the point of intersection with the South line of the North 16.00 feet of said Lot 7; thence East, along the aforesaid South line, a distance of 125.34 feet to the point of intersection with the East line of said Lot 7; thence South, along the East line of Lots 7 and 8 in Block 60, a distance of 34.01 feet to the Southeast corner of said Lot 8; thence East, along the North line of Lot 9, in Block 61 and its extension, a distance of 141.35 feet to the Northeast corner of said Lot 9; thence South, along the East line of Lots 9, 10, 11 and 12 in Block 61, and its extension and along the East line of said Lot 1 in Block 62, a distance of 280.40 feet to the hereinabove described point of beginning, in Cook County, Illinois.

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1. Taxes for the year 1993 which are not yet due and payable.
2. Easement for ingress and egress recorded September 22, 1987 as Document 87517003 made by First National Bank of Des Plaines, Trust No. 16401640 to the Illinois Bell Telephone Company.
3. Easement for ingress and egress recorded May 17, 1988 as Document 88209459 made by First National Bank of Des Plaines to the Illinois Bell Telephone Company.
4. Encroachment of the concrete pad located mainly on Lot 8 in Block 63 and over onto the 16 foot public alley lying Northeasterly and adjoining, by approximately 2 feet as disclosed by survey order no. 93-11481 dated September 21, 1993, last revised November 22, 1993, made by Fazakt Survey Co., Inc.
5. Memorandum of Redevelopment Agreement dated December 16, 1992 and recorded December 17, 1992 as Document 92954966 made between The Village of Elmwood Park and Circuit City Stores, Inc.
6. A 15 foot building line on 72nd Court as shown on the plat of Schumacher and Gnaedinger's Subdivision.
7. Easement to Commonwealth Edison Co. dated 11/12/93, recorded 12/2/93 as Instrument No. 93987834
8. Lease dated as of November 30, 1993 between CC Acquisitions L.P. and Circuit City Stores, Inc.
9. Mortgage and Security Agreement by CC Acquisitions L.P. to Secured Lease Finance Corporation dated as of November 15, 1993.
10. Assignment of Lease, Rents, Issues and Profits by CC Acquisitions L.P. to Secured Lease Finance Corporation dated as of November 15, 1993.
11. UCC financing statements from CC Acquisitions L.P. as Debtor to Secured Lease Finance Corporation as Secured Party and to Secured Lease Finance Corporation as Secured Party and Manufacturers and Traders Trust Company as Assignee.
12. Assignment of Mortgage and Security Agreement, Assignment of Leases, Rents, Issues and Profits and UCC Financing Statement from Secured Lease Finance Corporation to Manufacturers and Traders Trust Company.

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Page 4 of 5

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