

SPECIAL WARRANTY DEED
(Corporation to Corporation)

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1999-06-18 10:30:24
Cook County Recorder 27.00

MAIL TO:
Elliot B. Kamenear
The Inland Group, Inc.
2901 Butterfield Road
Oak Brook, IL 60523



NAME & ADDRESS OF PREPARER:
Jeffrey D. Warren
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Avenue, 22nd Floor
Chicago, Illinois 60611

NAME & ADDRESS OF TAXPAYER:
CNC
P.O. Box 1746
Lombard, IL 60148

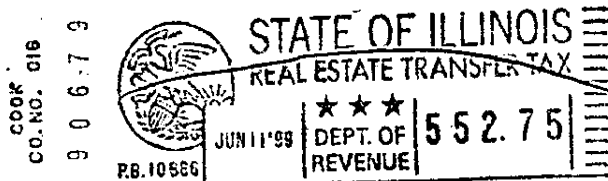
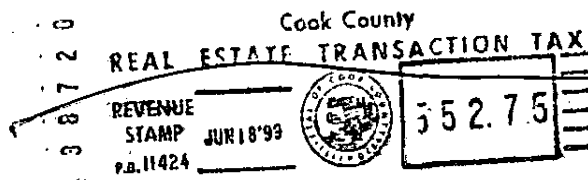
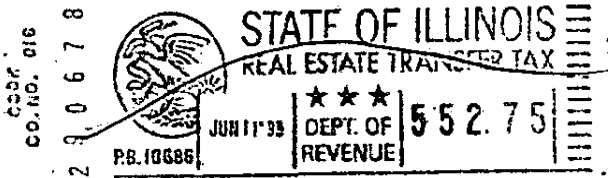
THIS INDENTURE, made as of June 15, 1999, between T-L Oak Forest Commons II, Inc., an Illinois corporation partnership, One Westbrook Corporate Center, Suite 520, Westchester, Illinois 60154 ("Grantor"), and Inland Real Estate Corporation, a Maryland corporation, located at 2901 Butterfield Road, Oak Brook, Illinois 60523 ("Grantee"), WITNESSETH, that Grantor, 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook State of Illinois, known and described as follows, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Estate as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, 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 said Real Estate hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Those matters set forth in Exhibit B attached hereto and made a part hereof.

[Signature page follows.]



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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President the day and year first above written.

T-L Oak Forest Commons II, Inc.
an Illinois corporation

By: [Signature]
Title: President

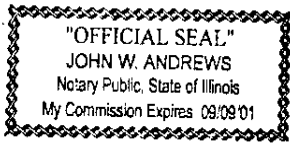
STATE OF ILLINOIS }
COUNTY OF DuPage } ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard F. Dube, personally known to me to be the President of T-L OAK FOREST COMMONS II, INC., an Illinois corporation, (the "Corporation"), who is 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 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 of the Corporation as his own 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 official seal, this 15th day of June, 1999.

[Signature]
Notary Public
My Commission Expires: 09/09/2001

[NOTARIAL SEAL]



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EXHIBIT A

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LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 64.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, AND THE EAST LINE OF THE WEST 50.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS EAST ON SAID NORTH LINE, 740.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS EAST, CONTINUING ON SAID NORTH LINE, 155.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 459.50 FEET TO THE NORTH LINE OF THE SOUTH 272.30 FEET OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 51 MINUTES 34 SECONDS WEST, ON SAID NORTH LINE OF THE SOUTH 272.30 FEET, A DISTANCE OF 155.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL TO SAID WEST LINE OF THE SOUTHWEST 1/4, 459.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND FOR THE PASSAGE AND PARKING OF VEHICLES AND THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS IN, TO, OVER AND ACROSS THE "COMMON AREA" BY AND BETWEEN T-L OAK FOREST COMMONS, INC., AN ILLINOIS CORPORATION AND CITY OF OAK FOREST, A MUNICIPAL CORPORATION CREATED BY DOCUMENT DATED OCTOBER 8, 1996 AND RECORDED AS DOCUMENT 96789291.

OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 64.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AFORESAID AND THE EAST LINE OF THE WEST 50 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16 AFORESAID; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 64.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AFORESAID, A DISTANCE OF 740 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 459.44 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 333 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 14.30 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 185 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 208 FEET TO THE NORTH LINE OF 159TH STREET (SAID NORTH LINE BEING A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16); THENCE WEST ALONG THE SAID NORTH LINE OF 159TH STREET, A DISTANCE OF 35 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 175 FEET; THENCE WEST, A DISTANCE OF 140 FEET TO THE EAST LINE OF THE WEST 763 FEET OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 15 FEET TO THE NORTH LINE OF THE SOUTH 210 FEET OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 245 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 160 FEET TO THE SAID NORTH LINE OF 159TH STREET; THENCE WEST ALONG SAID NORTH LINE OF 159TH STREET, A DISTANCE OF 268 FEET TO A LINE DRAWN PARALLEL TO AND 200 FEET EAST OF THE EAST LINE OF CENTRAL AVENUE (BEING A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16); THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 150 FEET; THENCE WEST ON A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 159TH STREET, A DISTANCE OF 200 FEET TO THE EAST LINE OF CENTRAL AVENUE; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 531.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: OAK FOREST COMMONS
159TH & CENTRAL
OAK FOREST, IL

PI# 28-16-302-013

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EXHIBIT B

PERMITTED EXCEPTIONS

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1. GENERAL REAL ESTATE TAXES FOR 1999 AND SUBSEQUENT YEARS.
2. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
3. EASEMENT IN FAVOR OF ILLINOIS BELL, 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/FILED AS DOCUMENT NO. 22196386.
4. RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 8, 1996 AND RECORDED OCTOBER 16, 1996 AS DOCUMENT 96789291 BY AND BETWEEN T-L OAK FOREST COMMONS, INC., AN ILLINOIS CORPORATION AND THE CITY OF OAK FOREST, A MUNICIPAL CORPORATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE COMMON AREA AND THE BUILDINGS AND OTHER IMPROVEMENTS TO BE SITUATED ON THE PARCEL AND IN THAT REGARD TO CREATE CERTAIN RIGHTS, PRIVILEGES, OBLIGATIONS, DUTIES AND EASEMENTS AND TO IMPOSE CERTAIN RESTRICTIONS AND COVENANTS UPON THE RESPECTIVE PARCELS.

(AFFECTS THE LAND AND OTHER PROPERTY)
5. APPARENT EASEMENTS FOR SANITARY SEWER, STORM SEWER, WATER MAIN, ELECTRIC, AND TELEPHONE AS SHOWN ON PLAT OF SURVEY MADE BY WEBSTER, MCGRATH & AHLBERG LTD., NUMBER 36517 P, REVISED JULY 31, 1998.
6. PARTY WALL RIGHTS OF THE OWNERS OF THE PROPERTY WEST AND ADJOINING THE LAND, AS ESTABLISHED BY AGREEMENT RECORDED AUGUST 12, 1998 AS DOCUMENT NO. 98711178, AND THE TERMS, COVENANTS, AND PROVISIONS CONTAINED THEREIN.