

99845039

7501/0314 03 001 Page 1 of 3  
1999-09-03 14:01:44  
Cook County Recorder 25.00



WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)

AFTER RECORDING RETURN TO:

NAME AND ADDRESS OF TAXPAYER  
BSG Homewood, L.L.C.  
c/o Terraco, Inc.  
8707 North Skokie Blvd., Suite 303  
Skokie, Illinois 60077

THE GRANTOR, HOME DEPOT U.S.A., INC., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, and whose address is 2455 Paces Ferry Road, NW, Atlanta, GA 30339, for and in consideration of TEN AND NO/100 DOLLARS, in hand paid a pursuant to authority given by the board of directors of said corporation, CONVEYS AND WARRANTS to BSG HOMEWOOD, L.L.C. a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at c/o Terraco, Inc., Suite 303, 8707 North Skokie Blvd., Skokie, Illinois 60077 the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

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Lots 2, 3, 4, and 5, in Homewood Home Depot Subdivision, according to the plat thereof, recorded on the \_\_\_ day of August, 1999, in Cook County, Illinois as document No. 99845037;

Subject to the Permitted Title Exceptions attached hereto as Exhibit "A".

Permanent Real Estate Index Number: 29-33-100-021, 022, and 023, and a portion of 29-33-100-020

Address of Real Estate: Northeast Corner of Halsted Street and Ridge Road, Homewood, Illinois

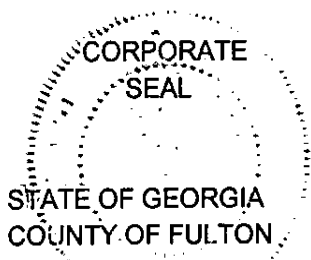
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VP-Real Estate Law Group, and attested by its Asst. Secretary this 20 day of August, 1999.

HOME DEPOT U.S.A., INC.

By: Kathryn E. Lee

KATHRYN E. LEE  
VP-REAL ESTATE LAW GROUP

Attest: Mary Beth Lamoree  
ASST SECRETARY



On the 20 day of August, 1999, before me personally came Kathryn E. Lee and Mary Beth Lamoree to me known, who, being by me duly sworn, did depose and say that they are the VP-Real Estate Law Group and Asst. Secretary of HOME DEPOT U.S.A., INC., the corporation described in and which executed the foregoing instrument; that they know the seal of said corporation; that the seal affixed to by order of the board of directors of said corporation, and that they signed their names thereto by like order.

Barbara Lawrence  
BARRARA LAWRENCE Notary Public

Notary Public, Fulton County, Georgia  
My Commission Expires July 11, 2000

This instrument was prepared by Gerald F. Allen, Altman, Kritzer, Levick, 1101 Perimeter Drive, Schaumburg, IL 60173

BOX 333-CTI

## Exhibit "A"

### Permitted Exceptions

1. General Real Estate Taxes on the Property for the year(s) 1998 final installment not yet due and payable, 1999, and subsequent years.
2. Easement created by grant to Illinois Bell Telephone Company dated February 16, 1965 and recorded June 18, 1965 as Document Number 19499664.
3. Easements for ingress and egress created by Plat of Dedication made by Illinois State Bank as Trustee under Trust Agreement dated October 31, 1963 and known as Trust Number 161, to the Village of Homewood dated July 10, 1973 and recorded August 31, 1973 as Document Number 22461329.
4. Easement created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company dated October 16, 1973 and recorded November 27, 1973 as Document Number 22553849. *Effects Lot 1 only*
5. Easement created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company dated April 9, 1974 and recorded May 9, 1974 as Document Number 22711624.
6. Easement created by grant to Commonwealth Edison Company dated March 26, 1956 and recorded March 29, 1956 as Document Number 16535522. *Effects Lot 1 only*
7. Non-exclusive Easement created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company dated January, 1975 and recorded March 3, 1975 and 23009668.
8. Grant of Easement to Commonwealth Edison Company and Illinois Bell Telephone Company dated January 22, 1975 and recorded March 3, 1975 as Document Number 23009669.
9. Memorandum of Lease by LaSalle National Trust N.A. as Trustee under Trust Number 44300 Landlord and B C Chicago, Inc., Tenant, recorded April 12, 1995 as Document Number 95245431, as assigned by collateral assignment of the lease by Tenant to Boston Chicken, Inc.
10. Declaration of Easement dated October 31, 1996 and recorded November 25, 1996 as Document Number 96898568 by and between Washington Jack Limited Partnership, American National Bank and Trust Company of Chicago as Trustee under provision Trust Agreement dated February 2, 1996 and known as Trust Number 1219390-02 and Washington-Halsted Limited Partnership for the purposes of ingress and egress and maintenance thereof, over that part of the land therein described. *Effects Lot 1 only*
11. Plat of Dedication recorded December 20, 1980 as Document Number 25688007.
12. Non-exclusive rights of the adjoining owner or owners, the public, the municipality and the State of Illinois to the concurrent use of the easements insured as Parcel 2 and 3, as identified on Commonwealth Land Title Insurance Company Commitment No. H455-1238.
13. Rights of parties to maintain 12-inch water main and sanitary sewer as shown on survey prepared by Jacob & Hefner Associates P.C., Number B310.
14. Unrecorded lease between Washington Square Mall, Landlord, and Gourmet Enterprises, Inc.. Tenant, dated November 2, 1976, as assigned by Assignment of Lease from Tenant to Chi-Co Inc., recorded January 13, 1998 as Document Number 98031435.
15. Declaration dated October 31, 1996 and recorded December 9, 1996 as Document 96929262 by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 29, 1996 and known as Trust Number 121390-02.
16. Homewood Home Depot Plat of Subdivision recorded on the August \_\_\_\_, 1999, as Document Number \_\_\_\_\_;
17. Reciprocal Easement and Operation Declaration for Homewood Home Depot Subdivision dated August \_\_\_\_, 1999 and recorded August \_\_\_\_, 1999 as Document Number \_\_\_\_\_ by Home Depot U.S.A., Inc. *99845038*
18. Rights of tenants in possession.

# UNOFFICIAL COPY 99845039

STREET ADDRESS:

CITY:

COUNTY: COOK

TAX NUMBER: 29-33-100-020-0000 ; 021 ; 022 AND 023.

**LEGAL DESCRIPTION:**

PARCEL 1:

LOTS 2 THROUGH 5 IN HOMEWOOD HOME DEPOT SUBDIVISION RECORDED SEPTEMBER ~, 1999 AS DOCUMENT NUMBER ~, BEING A RESUBDIVISION OF THE NORTH 20 FEET OF THE WEST 870 FEET (EXCEPT THAT PART TAKEN FOR SOUTH HALSTED STREET) OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 1350.00 FEET OF THE EAST 800 FEET OF THE WEST 870 FEET OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, UTILITIES, ETC. AS CONTAINED IN RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED ~ AS DOCUMENT NUMBER 99845037

