



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

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99919323

8036/0185 45 001 Page 1 of 5

1999-09-29 15:04:40

Cook County Recorder 29.00



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C. Reyes 21 193

THE GRANTOR Weiner Foundation, a not-for-profit corporation created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to M & R II, an Illinois limited partnership (GRANTEE'S ADDRESS) 1775 Winnetka Avenue, Northfield, Illinois 60093

of the county of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes;

Permanent Real Estate Index Number(s): 05-19-324-035-0000; 05-19-324-046; 05-19-324-060; 0519-324-061
Address(es) of Real Estate: 1775 Winnetka, Northfield, Illinois 60093

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 President, as of the 17th day of September, 19 99

Weiner Foundation, an Illinois not-for-profit corporation

By

Saul Weiner
Saul Weiner
President

Attest

Diane Weiner
Diane Weiner, Secretary

Illinois Transfer Taxes/Stamps - Exempt under the provisions of paragraph (b), Section 31-45 of the Illinois Real Estate Transfer Act

Joseph Paul, Attorney
Seller or Representative

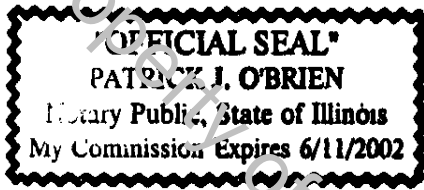
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Saul Weiner personally known to me to be the President of the Weiner Foundation, a not-for-profit, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 28th day of September 1999



99919323



(Notary Public)

Prepared By: Levenfeld Pearlstein Glassberg Tuchman Bright Goldstein & Schwartz, LLC
33 West Monroe
21st Floor
Chicago, Illinois 60603

Mail To:

Susan Ghelerter
440 West Randolph, Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:

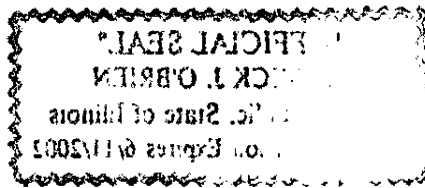
M & R II, an Illinois limited partnership
1775 Winnetka
Northfield, Illinois 60093

BOX 333-CTF

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Property of Cook County Clerk's Office



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EXHIBIT "A"
Legal Description
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PARCEL 1:

THAT PART OF LOTS 1 AND 2 OF HAPP'S SUBDIVISION OF THE SOUTH 107 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WHICH IS NORTH 14 DEGREES WEST 424.83 FEET NORTHWESTERLY OF (MEASURED ALONG SAID RIGHT OF WAY LINE EXTENDED SOUTHEASTERLY) THE NORTH LINE OF THE HIGHWAY NOW KNOWN AS WINNETKA AVENUE (WHICH NORTH LINE IS A LINE 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19); THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 5,699.65 FEET AND TANGENT TO SAID RIGHT OF WAY LINE 50.32 FEET TO A POINT "A"; THENCE CONTINUING SOUTHEASTERLY ALONG SAID ARC 234.14 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 54 SECONDS WEST 70.457 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 06 SECONDS WEST 0.83 OF A FOOT; THENCE NORTH 89 DEGREES 02 MINUTES 54 SECONDS WEST 19.52 FEET TO THE POINT OF INTERSECTION WITH A LINE CONNECTING POINT "A" WITH A POINT ON THE LINE OF SAID WINNETKA AVENUE 50 FEET NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES TO THE CENTER LINE BETWEEN THE 2 MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS ORIGINALLY LOCATED; THENCE SOUTHWESTERLY ALONG SAID CONNECTING LINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 75 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY TO) THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT 9.50 FEET SOUTHEASTERLY (AS MEASURED PERPENDICULARLY) FROM THE CENTER LINE OF THE I. C. C. SPUR TRACK NO. 29; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 201.05 FEET NORTHWESTERLY OF THE MOST NORTHERLY CORNER OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED DATED MARCH 7, 1919 AND RECORDED AUGUST 2, 1919 AS DOCUMENT 6588646; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A STRIP OF LAND 30 FEET IN WIDTH SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF WINNETKA ROAD DISTANT 38.5 FEET NORTHEASTERLY (AS MEASURED PERPENDICULARLY) FROM THE CENTER LINE BETWEEN THE 2 MAIN TRACKS, AS ORIGINALLY LOCATED, OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY PARALLEL WITH SAID CENTER LINE TO A POINT 9.5 FEET EASTERLY AS MEASURED PERPENDICULARLY FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S TRACT NO. I. C. C. 29; THENCE NORTHEASTERLY PARALLEL WITH SAID TRACT NO. I. C. C. 29 TO A POINT 68.5 FEET NORTHEASTERLY (AS MEASURED PERPENDICULARLY) FROM SAID CENTER LINE BETWEEN THE 2 MAIN TRACKS; THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTER LINE BETWEEN THE 2 MAIN TRACKS TO SAID NORTH LINE OF WINNETKA ROAD; THENCE WEST ALONG SAID NORTH LINE OF WINNETKA ROAD TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF LOT 20 IN BERGER'S 5TH RESUBDIVISION OF LOT 18 OF BERGER'S 4TH RESUBDIVISION OF PART OF LOT 10 AND ALL OF LOT 11 IN BERGER'S INDUSTRIAL PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY 60.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY 144.853 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY 156.788 FEET ALONG SAID EASTERLY LINE TO THE HEREBY DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PART OF LOTS 1 AND 2 OF HAPP'S SUBDIVISION OF THE SOUTH 107 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY WHICH IS 424.83 FEET NORTHWESTERLY OF THE NORTH LINE OF THE HIGHWAY KNOWN AS WINNETKA AVENUE (WHICH NORTH LINE IS A LINE 83 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) MEASURED ALONG SAID RIGHT OF WAY LINE EXTENDED SOUTHEASTERLY THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX EASTERLY HAVING A RADIUS OF 5699.65 FEET AND TANGENT TO THE SAID RIGHT OF WAY LINE 50.32 FEET TO THE POINT WHICH IS THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ON THE LAST DESCRIBED CURVED LINE 371.04 FEET TO THE NORTH LINE OF SAID HIGHWAY THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWESTERLY 138.69 FEET TO A POINT WHICH IS 50 FEET NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 MAIN TRACKS OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS ORIGINALLY LOCATED THENCE NORTHEASTERLY ON A STRAIGHT LINE 368.86 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; EXCEPT FROM SAID TRACT THAT PART THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT, AT A POINT 234.14 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING OF SAID TRACT (AS MEASURED ON THE NORTHEASTERLY LINE OF SAID TRACT); THENCE NORTH 89 DEGREES 2 MINUTES 54 SECONDS WEST 70.457 FEET; THENCE SOUTH 0 DEGREES 57 MINUTES 6 SECONDS WEST 0.83 OF A FOOT; THENCE NORTH 89 DEGREES 2 MINUTES 54 SECONDS WEST 19.52 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

99919323

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

JOSEPH FARRELL, ATTORNEY FOR WEINER FOUNDATION, being duly sworn on oath, states that

_____ resides at 770 N. Halsted, Suite 205, Chicago, Illinois 60622. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that Seller makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

WEINER FOUNDATION

By: Joseph Farrell, Atty

SUBSCRIBED and SWORN to before me

this 28th day of Sept, 1999.

Christine E. Karoff
Notary Public

"OFFICIAL SEAL"
CHRISTINE E. KAROFF
Notary Public, State of Illinois
My Commission Exp. 10/27/2002