

Property Address: 1450 S. Busse Avenue
Mt. Prospect (Cook County), IL
Permanent Tax
Number(s): 08-15-400-049



SPECIAL WARRANTY DEED

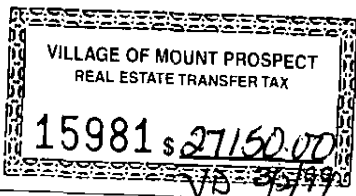
THIS INDENTURE, made this 24th day of February, 1999, between Household Finance Corporation III, a Delaware corporation (herein called "Grantor"), whose address is 2700 Sanders Road, Prospect Heights, Illinois 60070, and Folgers Real Estate Limited Partnership, a Delaware limited partnership (herein called "Grantee"), whose address is 500 West Madison Street, Suite 2980, Chicago, Illinois 60661.

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, and upon and subject to the Permitted Exceptions (hereafter defined) and the terms and provisions hereof, and pursuant to authority of the Board of Directors of Grantor, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to, that certain real estate located in Cook County, Illinois and legally described in Exhibit "A" attached hereto and by this reference fully incorporated herein (the "Real Estate").

This conveyance is made subject and subordinate to taxes, both general and special for the year(s) 1999 and all subsequent years; building and zoning laws and ordinances, state and federal laws, rules and regulations, and the matters set forth on Exhibit "B" attached hereto and by this reference fully incorporated herein (collectively the "Permitted Exceptions").

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and to WARRANT AND DEFEND such title to the Real Estate against all persons lawfully claiming, by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.



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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 11262

MAR-2'99

DEPT. OF
REVENUE

999.00

99200150

99200150

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Vice President, Commercial Real Estate Division, duly authorized so to do, and attested by its Assistant Secretary, the day and year first above written.

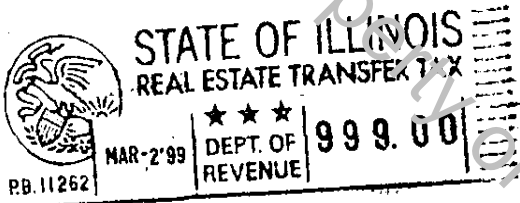
HOUSEHOLD FINANCE CORPORATION III,
a Delaware corporation

By: Van S Powell
Van S. Powell, Vice President
Commercial Real Estate Division

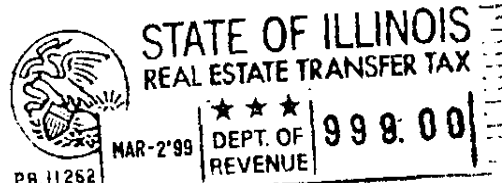
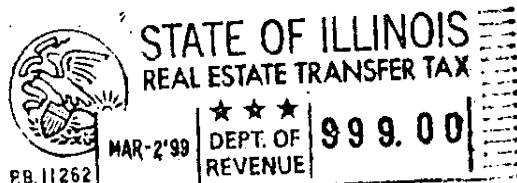
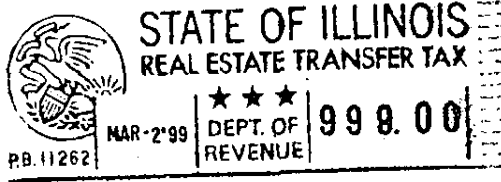
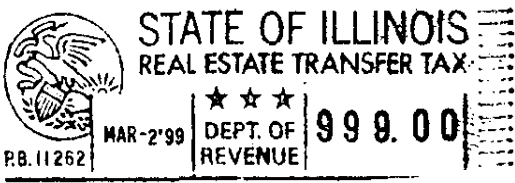
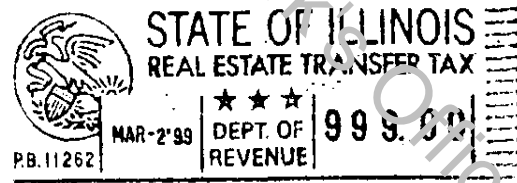
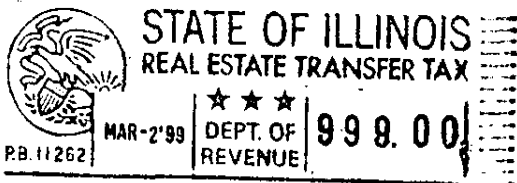
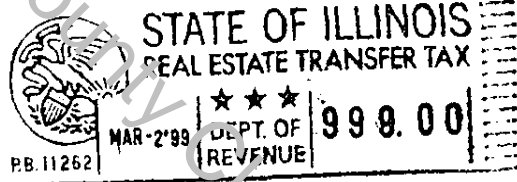
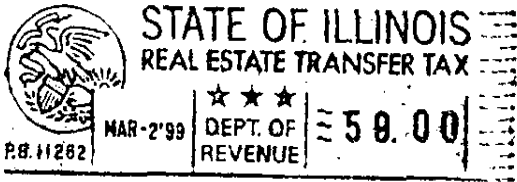
Attest: Victoria A. Voltz
Victoria A. Voltz, Assistant Secretary



PROPERTY OF COOK COUNTY CLERK'S OFFICE



ihfclaw\hi1502\timberlk\spclwrty.doc



UNOFFICIAL COPY

99200150

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Mary E. Winslow, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Van S. Powell, personally known to me to be the Vice President, Commercial Real Estate Division, of Household Finance Corporation III, a corporation of the state of Delaware, and Victoria A. Voltz, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President, Commercial Real Estate Division and Assistant Secretary, they signed and delivered the said instrument as Vice President, Commercial Real Estate Division and Assistant Secretary of said corporation, 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 their 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 24th day of February, 1999.

Mary E. Winslow
Notary Public

"OFFICIAL SEAL"
Mary E. Winslow
Notary Public, State of Illinois
My Commission Expires 5/10/99

This Instrument Prepared By:

Nancy J. Bromley, Esq.
Household Finance Corporation III
2700 Sanders Road
Prospect Heights, Illinois 60070

After Recording Return To:

Jeffrey S. Rheeling, Esq.
Neal, Gerber & Eisenberg
Two N. LaSalle Street, Suite 2200
Chicago, IL 60602

Send Subsequent Tax Bills To:

Elkor Realty Corporation
500 W. Madison Street, Suite 2980
Chicago, IL 60661

082191

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
p.s. 11422



529.00

082187

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
p.s. 11422



999.00

082188

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
p.s. 11422



999.00

082190

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
p.s. 11422



999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
p.s. 11422

999.00

082189

UNOFFICIAL COPY

EXHIBIT

99200150

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 759.54 FEET OF LOT 2 (AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 2) LYING SOUTH OF THE NORTH 388.70 FEET OF LOT 2, OF THAT PART OF THE WEST 1,435.16 FEET OF SAID LOT 2 AS MEASURED ON THE NORTH LINE OF SAID LOT 2, LYING EAST OF THE WEST 692.45 FEET THEREOF AS MEASURED ON THE NORTH LINE OF SAID LOT 2,

ALSO

THE SOUTH 150 FEET OF THE WEST 100 FEET OF THAT PART OF THE NORTH 759.54 FEET OF LOT 2 (AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 2) LYING SOUTH OF THE NORTH 388.70 FEET OF SAID LOT 2 AND LYING EAST OF THE WEST 1,436.16 FEET THEREOF AS MEASURED ON THE NORTH LINE OF SAID LOT 2,

ALSO

THAT PART OF THE NORTH 759.54 FEET OF LOT 2 (AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 2) LYING SOUTH OF THE NORTH 388.70 FEET OF SAID LOT 2 AND LYING EAST OF THE WEST 1,435.16 FEET THEREOF AS MEASURED ON THE NORTH LINE OF SAID LOT 2 (EXCEPTING FROM SAID PART OF LOT 2 THE SOUTH 150.0 FEET OF THE WEST 100.0 FEET THEREOF)

ALL IN EDWARD BUSSE'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT "B"

(Permitted Exceptions)

99200150

1. Taxes for the year 1999 and subsequent years are not yet due and payable.
2. 1999 annual maintenance assessment of Weller Creek Drainage District under Law Docket Number 40014CO not yet due and payable. (Book 437, Page 71.) [No annual repair and maintenance assessments were levied on the above described property for the years 1964 to 1998 inclusive.]
3. Rights of the public and the State of Illinois in and to so much of the land falling in Busse Road as dedicated by instruments dated December 13, 1901 and recorded December 30, 1901 as document 3190214 and instrument dated August 24, 1957 and recorded March 12, 1958 as document 17154124.
4. Easement for public utilities in, over, under and along that part of the land falling in Busse Road, created by grant made by Herman Prueter, as Trustee, to the Commonwealth Edison Company and the Illinois Bell Telephone Company, recorded March 7, 1957 as document 16842721 and registered March 7, 1957 as document LR18907206.
5. Perpetual easement granted to the Northern Illinois Gas Company, for the purpose of laying, maintaining, operating, receiving, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access for said described purpose in, under, along and across the North 5 feet and the South 5 feet of the land, in document dated September 3, 1964 and registered September 28, 1964 as document LR2173964.
6. Easement in, upon, under and along the described portions of land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access thereto, as created by grant to the Illinois Bell Telephone Company filed September 28, 1964 as document LR2173965.
7. Easement granted to the utility sewer and water company for water mains over the West 10 feet of the East 285 feet of the South 2 feet and also the West 10 feet of the East 547 feet of said South 2 feet of a tract of land described as:

the south 370.84 feet of the north 759.34 feet of lot 2 (as measured on the east and west lines of said lot 2) except the west 692.45 feet thereof, as measured on the north line of said lot 2 in Edward Busse's Division of part of the southeast 1/4 of section 15 and the northeast 1/4 of section 22, township 41 north, range 11 east of

the third principal meridian, in Cook County, Illinois, in plat of easement dated March 25, 1965 and filed May 21, 1965 as document LR2210201, also filed June 17, 1965 as document LR2214678, and recorded May 14, 1964 as document 19127173.

8. Perpetual easement granted by Devon-Northtown State Bank, as Trustee under Trust Agreement dated August 1, 1963 and known as trust number 1065, as owner of land and other property, to Devon-Northtown State Bank, as Trustee under Trust Agreement dated August 1, 1963 and known as Trust Number 1110, as owner of the following described property:

That part of the west 759.54 feet of lot 2 (as measured on the east and west lines of said lot 2) lying south of the north 388.7 feet of said lot 2 of that part of the west 439.10 feet of said lot 2 as measured on the north line of said lot 2 lying east of the west 692.5 feet thereof as measured on the north line of said lot 2 in Edward Busse's division of part of the southeast 1/4 of section 15 and the northeast 1/4 of section 22, township 41 north, range 11, east of the third principal meridian together with the south 150.0 feet of the west 100.0 feet of that part of the 759.54 feet of lot 2 (as measured on the east and west lines of said lot 2) lying south of the north 388.70 feet of said lot 2 and lying east of the west 1435.16 feet thereof as measured on the north line of said lot 2 in said Edward Busse's Division of part of the southeast 1/4 of section 15 and the northeast 1/4 of section 22, township 41 north, range 11 east of the third principal meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois December 17, 1919 as Document 6696216 for ingress, egress, driveways and for use of the recreation areas and swimming pool over parcels specifically delineated on plat of easement attached as contained in instrument dated June 8, 1965 and filed June 17, 1965 as document number LR2214682.

9. Perpetual easement granted to the Village of Mount Prospect to reconstruct, use, operate, maintain, repair and control a water main and other utilities, as created by grant of easement filed January 27, 1981 as documents LR3199906, LR3199907 and LR3199908.
10. Encroachment of Building number 1444 onto the 10 foot easement, as disclosed by Plat of Survey made by Certified Survey Company dated August 5, 1986, Order Number 84186 (encroachment endorsement attached).
11. Rights of Tenant's as Tenants only, under residential leases described on the Rent Roll attached hereto as "Exhibit A (to be provided), with no rights or options to purchase the Land described in Schedule A.