

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY AND MAIL  
AFTER RECORDING TO:

Donald S. Horvath, Esq.  
Jenner & Block  
One IBM Plaza  
Chicago, IL 60611



MAIL TAX BILLS TO:

Norcor Investments, Inc.  
333 Skokie Boulevard  
Suite 101  
Northbrook, Illinois 60062

99323027

4159/0439 03 001 Page 1 of 8  
1999-04-05 14:19:36  
Cook County Recorder 35.50



Above Space For Recorder's Use Only

## SPECIAL WARRANTY DEED

(Newcastle to Norcor and B&W Newcastle)

**THIS SPECIAL WARRANTY DEED** is made as of February 3, 1999, by NEWCASTLE PARTNERS, an Illinois general partnership ("Grantor"), having an address of 333 Skokie Boulevard, Northbrook, Illinois 60062 to NORCOR-NEWCASTLE L.L.C. ("Norcor-Newcastle"), an Illinois limited liability company, having an address of 333 North Skokie Boulevard, Northbrook, Illinois 60062, and B&W/NEWCASTLE LIMITED PARTNERSHIP ("B&W"), an Illinois limited partnership, having an address of 200 West Madison Street, 25th Floor, Chicago, Illinois 60606, as tenants in common (together, "Grantees").

**WITNESSETH**, that the 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 the Grantees, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Norcor-Newcastle and B&W, as tenants in common, and to their respective successors and assigns, **FOREVER**, the real property comprised of approximately 2.58 acres of land located in Hillside, Illinois, legally described on Exhibit A attached hereto and made a part hereof (the "Premises"), as follows: (a) to Norcor-Newcastle, an undivided fifty percent (50%) interest; and (b) to B&W, an undivided fifty percent (50%) interest, as tenants in common.

Together with all and singular the hereditaments and appurtenances thereto 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 the Grantor, either in law or equity, of, in and to the Premises, with

1st AMERICAN TITLE order # CC/24581

Exempt under provisions of paragraph e,  
Section 4, Real Estate Transfer Tax.

February 3, 1999

BUYER, SELLER OR REPRESENTATIVE

VILLAGE OF HILLSIDE

MAR 29 '99



00.00

722164 REAL ESTATE TRANSFER TAX

8

the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantees, their successors and assigns forever.

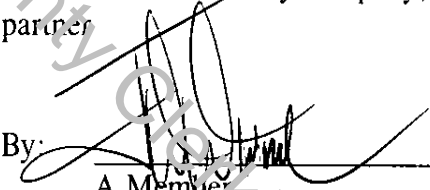
And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantees, and their respective successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as follows; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise:

- 1. General real estate taxes for 1998 and subsequent years; and
- 2. All covenants, conditions, restrictions, easements and encumbrances of record.

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents the day and year first above written.

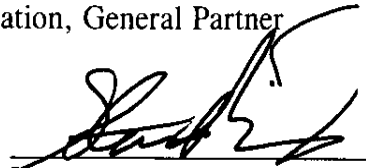
NEWCASTLE PARTNERS, an Illinois general partnership

By: NORCOR-NEWCASTLE L.L.C., an Illinois limited liability company, a general partner

By:   
A Member

By: B&W/NEWCASTLE LIMITED PARTNERSHIP, an Illinois limited partnership, a general partner

By: B&W/NEWCASTLE VENTURE CORPORATION, an Illinois corporation, General Partner

By:   
Its: \_\_\_\_\_

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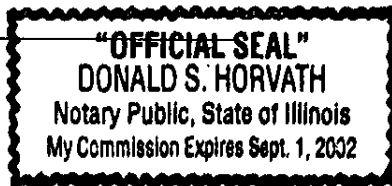
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, DONALD S. HORVATH, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James D. Devine, personally known to me to be a member of NORCOR-Newcastle L.L.C., an Illinois limited liability company, a general partner of NEWCASTLE PARTNERS, an Illinois general partnership (the "Partnership"), and Stephen W. Baico, a President of B&W/Newcastle Venture Corporation, an Illinois corporation, the general partner of B&W/Newcastle Limited Partnership, an Illinois limited partnership, a general partner of the Partnership, 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 they signed and delivered the said instrument, on behalf of the general partners of the Partnership, as their free and voluntary act, and as the free and voluntary act of the Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 3RD day of February, 1999.

Donald S. Horvath  
NOTARY PUBLIC

My commission expires:



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## Exhibit A

### Legal Description

Parcel 1:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4; THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS EAST, 1324.21 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 954.00 FEET TO A SET 1/2" IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY (A 370 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 1712.21 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST; THENCE SOUTH WITH THE EAST LINE OF SAID SECTION 17, 492.98 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, 831.50 FEET TO A SET 1/2" IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY, SAID ROD ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE 1006.28 FEET WITH THE NORTHEASTERLY LINE OF SAID EXPRESSWAY AND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4029.83 FEET, A CENTRAL ANGLE OF 14 DEGREES 18 MINUTES 26 SECONDS, AND A CHORD BEARING A DISTANCE OF NORTH 61 DEGREES 20 MINUTES 14 SECONDS WEST, 1003.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

SAVE AND EXCEPT THEREFROM THE FOLLOWING THREE PORTIONS THEREOF:

SAVE AND EXCEPT PORTION 1:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, WHICH IS 600.00 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE EISENHOWER EXPRESSWAY; THENCE WEST AT RIGHT ANGLES WITH SAID EAST LINE A DISTANCE OF 542.00 FEET; THENCE NORTH, PARALLEL WITH SAID EAST LINE A DISTANCE OF 489.72 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 542.01 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 493.765 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SAVE AND EXCEPT PORTION 2:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4; THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS EAST, 1324.21 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 954.00 FEET TO A SET 1/2" IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY (A 370 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 691.10 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 165.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 153.17 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID EXPRESSWAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 4029.83 FEET AND SUBTENDING A CHORD OF LENGTH 702.31 FEET AND BEARING NORTH 63 DEGREES 27 MINUTES 57 SECONDS WEST, FOR AN ARC DISTANCE OF 703.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAVE AND EXCEPT PORTION 3:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 43 SECONDS EAST, 1324.21 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 954.00 FEET TO A SET 1/2" IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY (A 370 FOOT RIGHT-OF-WAY); THENCE CONTINUING NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST, 691.10 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 165.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 65.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 153.17 FEET (152.56 FEET, MEASURED) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DWIGHT D. EISENHOWER EXPRESSWAY, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID EXPRESSWAY, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 4029.83 FEET AND SUBTENDING A CHORD OF LENGTH 303.49

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AND BEARING SOUTH 56 DEGREES 21 MINUTES 41 SECONDS EAST, FOR AN ARC DISTANCE OF 303.56 FEET, TO A FOUND IRON ROD (PREVIOUSLY REFERRED TO AS A SET IRON ROD) ON THE SOUTH LINE OF THE ENTIRE TRACT AS DESCRIBED ABOVE; THENCE NORTH 89 DEGREES, 57 MINUTES, 50 SECONDS EAST (NORTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, MEASURED), ALONG SAID SOUTH LINE A DISTANCE OF 288.93 FEET TO A POINT ON A LINE PARALLEL TO AND 542.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 229.40 FEET, TO A POINT ON A LINE 260.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 350.00 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 17 SECONDS WEST, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 95.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE PRECEDING COURSE A DISTANCE OF 127.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PERPETUAL AND IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND THE VEHICULAR PARKING OF VEHICLES OF THE TENANTS, THEIR CUSTOMERS AND OTHER INVITEES, AS RESERVED IN THE DEED FROM UNICORP AMERICAN CORPORATION, A DELAWARE CORPORATION, TO COLUMBIA SUSSEX CORPORATION, A KENTUCKY CORPORATION, RECORDED MARCH 18, 1987 AS DOCUMENT 87144758, OVER, UPON AND ACROSS THE PROPERTY IMMEDIATELY SOUTH OF PARCEL 1 AND NORTHERLY OF THE NORTHEASTERLY LINE OF THE CONGRESS EXPRESSWAY.

PIN: 15-17-101-015

Address: I-290 and Wolf Road, Hillside, Illinois

::ODMA\PCDOCS\CHICAGO\283311\1

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

99323027

DONALD S. HORVATH being duly sworn on oath, states that he resides at 2011 W. BRANLEY PL. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

OR

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- ③ 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

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

Donald S. Horvath  
DONALD S. HORVATH

SUBSCRIBED AND SWORN to before me  
This 20<sup>th</sup> day of March, 99

Joyce Lance  
NOTARY PUBLIC



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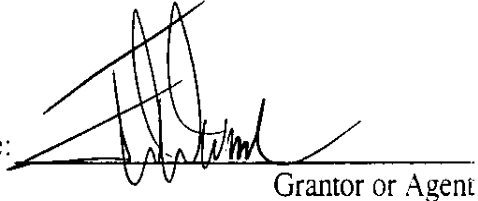
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 3, 1999

Signature: \_\_\_\_\_

  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 3rd day of February, 1999.

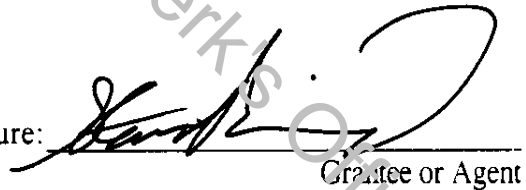


Notary Public Marcia Mendelsohn

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

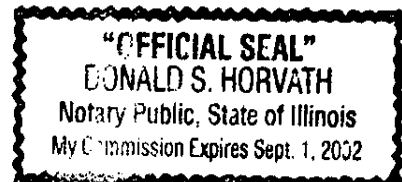
Dated: February 3, 1999

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 3rd day of February, 1999.

Notary Public Donald S. Horvath



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]