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This Document Prepared By:
Felice M. Bressler
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6600 Sears Tower
Chicago, IL 60606

4188/0436 03 001 Page 1 of 5
1999-04-06 14:46:35
Cook County Recorder 29.00



SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 1st day of April, 1999, by BLUE HAZE CORP., an Illinois corporation (the "Grantor"), to Jeffrey A. Eiserman and Jennifer L. Eiserman, whose address is 6438 Joliet Road, Countryside, Illinois (the "Grantee"), as TENANTS IN COMMON.


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 Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on EXHIBIT A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is being conveyed subject to those title exceptions and other matters set forth on EXHIBIT B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the title exceptions and other matters set forth on EXHIBIT B attached hereto.

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

BLUE HAZE CORP., an Illinois corporation

By: 
Felice M. Bressler, President

7788712028k
①
BOX 333-CTJ

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COOK
CC. NO. 018

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10776

APR-5'99

DEPT. OF
REVENUE

235.00

3 1 6 2 0 7

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.B. 11427

APR-5'99



117.50

Property of Cook County Clerk's Office

11/11/99

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Felice M. Bressler, personally known to me to be the same and personally known to me to be the President of Blue Haze Corp. and acknowledged that she signed and delivered said instrument as her free and voluntary act as said President of said corporation, and that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.

GIVEN under my hand and official seal this 1st day of April, 1999.

Demerette Kee

Notary Public



My commission expires: 11-19-01

Return after recording to:

Send subsequent tax bills to:

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Exhibit A

PARCEL 1:

LOTS 30 AND 31 IN BLOCK 5 IN METROPOLITAN HOWARD LARAMIE GARDENS SUBDIVISION OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF BIRCHWOOD AVENUE, EAST OF AND ADJOINING LOT 31, NORTH OF THE NORTH LINE OF THE EAST AND WEST ALLEY IN BLOCK 5 EXTENDED EAST AND WEST OF THE WEST LINE OF FRONTAGE ROAD, WHICH IS PROPERTY TAKEN BY THE COUNTY OF COOK FOR EDENS HIGHWAY, ALL IN BLOCK 5 IN METROPOLITAN'S HOWARD-LARAMIE GARDENS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7450 Frontage Road
Skokie, Illinois

PIN: 10-28-309-010
10-28-309-011

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Exhibit B

1. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), RELATING TO THE LOCATION, HEIGHT, USE, MATERIALS AND CONSTRUCTION OF BUILDINGS TO BE ERRECTED ON THE LAND. CONTAINED IN THE DEED RECORDED JUNE 15, 1929 AS DOCUMENT NO. 10428148, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)
2. RESERVATIONS CONTAINED IN THE ORDINANCE OF VACATION PASSED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SKOKIE ON JULY 2, 1957, A COPY OF WHICH WAS RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON AUGUST 22, 1957 AS DOCUMENT 16993165 OF AN EASEMENT FOR PUBLIC UTILITIES FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION THEREOF IN OTHER PROPERTY NOT NOW IN QUESTION IN FAVOR OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

(AFFECTS PARCEL 2)
3. RIGHTS OF THE MUNICIPAL, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO SAID VACATED ALLEY.

(AFFECTS PARCEL 2)
4. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, AND SEWERS.

(AFFECTS PARCEL 2)
5. RESERVATION CONTAINED IN DEED FROM THE COUNTY OF COOK TO ANTHONY RICCI, RECORDED NOVEMBER 22, 1982 AS DOCUMENT NUMBER 26418968, WHEREBY THE GRANTEE, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE LAND SHALL NOT BE USED AS A JUNKYARD OR FOR ADVERTISING OF ANY KIND EXCEPT AS MAY BE PERMITTED UNDER SECTION 504.02 OR 504.03 OF CHAPTER 121, ILLINOIS REVISED STATUTES AND THAT ANY UTILITIES WILL NOT BE INTERRUPTED OR RELOCATED WITHOUT PRIOR CONSENT.

(AFFECTS PARCELS 1 AND 2)

6. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN NOTICE OF APPROVAL RECORDED AUGUST 21, 1990 AS DOCUMENT 90408110 RELATING TO AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE RETAIL SALES AS AN ACCESSORY USE TO A WHOLESALE OPERATION AT 5333 BIRCHWOOD AVENUE, SKOKIE, ILLINOIS, IN AN M-1 OFFICE ASSEMBLY INDUSTRY DISTRICT, WAS APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF SKOKIE ON JUNE 18, 1990.

7. WATER MAIN CROSSING THE NORTHEAST CORNER OF LAND AS DISCLOSED BY LETTER FROM THE VILLAGE OF SKOKIE DATED JANUARY 11, 1984.

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