

A-1 (cont.)

OF RECORD

8. Judgments, if any, docketed against Grantor and any franchise, premium or other similar taxes owing by Grantor and which might constitute liens against the premises, IF ANY OR

JWC

7. Any and all existing underground storage tanks, vaults, tunnels, coal chutes or other structures or spaces under the premises, sidewalks or streets, whether or not licenses or permits have been obtained for the maintenance or use of the same, and any and all license fees or charges which may be hereafter imposed of the same, and also the right of the municipality or of any other authority to require the discontinuance, removal or closing up of any of the same, IF ANY OR

JWC

OF RECORD

6. Covenants, conditions, restrictions and easements of record affecting the premises, and easements that would be revealed by an examination or inspection of the premises, IF ANY

JWC

384221

concessions, IF ANY OR

5. Existing leases, mortgages, liens, and licenses

JWC

4. General real estate taxes for the year 1989 and subsequent years and any and all assessments not yet due and payable or becoming liens subsequent to the date hereof, including any installments which shall become due and payable after the date hereof.

JWC

3. Any and all encroachments by stoops, steps, areas, fences, windows, trim coping, cornices or ornamental projections, and any variations between fences, retaining walls and the like, and the lines of record title; rights, if any, relating to the construction and maintenance, in connection with any public utility, of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the premises; and any consents prior to the date hereof by Grantor or any former owner of the premises for the erection of any structure or structures on, under or above any street or streets on which the premises may abut, IF ANY OR

JWC

OF RECORD

2. All notes or notices of violation of law or municipal ordinances, orders or requirements noted in or issued by any state or municipal department or public authority having jurisdiction, against or affecting the premises, IF ANY OR

JWC

1. Building restrictions and zoning regulations of any municipal or other public authority; and rent regulations or laws, if any, now or hereafter in effect, OR

Exceptions

EXHIBIT A
to
SPECIAL WARRANTY DEED
dated December 14, 1989 between
PEN NOM I and DUPAGE NATIONAL BANK as Trustee
Under Trust No. 1560, Grantee

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Property of Cook County Clerk's Office

A-2

- 9. STATE OF FACTS SHOWN ON THE SURVEY OF PREMISES DATED OCTOBER 11, 1989 PREPARED BY MICHAEL J. MATLIS, IF ANY OR OF RECORD JWC
- 10. ANNUAL MAINTENANCE ASSESSMENT OF WHEELING DRAINAGE DISTRICT NO. 1 UNDER LAW DOCKET NO. 26637CO.
- 11. NOTE: THE TITLE TO THE LAND HAS BEEN REGISTERED UNDER AN ACT CONCERNING LAND TITLES, KNOWN AS THE TORMENS ACT. ALL INSTRUMENTS AFFECTING SUCH TITLE SUBJECT TO THE DATE HEREOF MUST BE FILED IN THE OFFICE OF THE REGISTRAR OF TITLES.
- 12. ELECTRIC FACILITIES AGREEMENT BETWEEN GLENVIEW STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 1938 AND THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES FILED DECEMBER 5, 1980 AS DOCUMENT LR3192422.
- 13. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE BATTERED AREAS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED DECEMBER 9, 1980 AS DOCUMENT 25696252. (AFFECTS A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EITHER SIDE OF THE GAS MAIN INSTALLED AND INDICATED ON RED ON THE EXHIBIT 'A' THERETO ATTACHED)
- 14. EASEMENT FOR PUBLIC UTILITIES AS SHOWN IN DOCUMENT LR 1639763.
- 15. ENCROACHMENT ASPHALT PARKING AREA LOCATED MAINLY ON LAND NORTH AND ADJOINING OVER THE NORTH LINE BY A MAXIMUM OF 3.45 FEET, AS SHOWN ON SURVEY DATED SEPTEMBER 12, 1983, IF ANY OR OF RECORD JWC
- 16. RIGHTS OF UTILITIES AS SHOWN BY SERVICE POLE LOCATED NEAR THE NORTH WEST CORNER OF THE LAND, AS DISCLOSED BY SURVEY DATED SEPTEMBER 12, 1983, IF ANY OR OF RECORD JWC
- 17. RIGHTS OF UTILITIES AS SHOWN BY MANHOLES LOCATED IN THE PARKING AREAS, AS SHOWN ON SURVEY DATED SEPTEMBER 12, 1983, IF ANY OR OF RECORD JWC
- 18. RIGHTS OF UTILITIES AS SHOWN BY CONCRETE PAD FOR ELECTRIC TRANSFORMER LOCATED IN THE NORTHEASTLY PART OF THE LAND, AND CONCRETE BASES LOCATED NEAR THE EAST LINE OF THE LAND, AS SHOWN ON SURVEY DATED SEPTEMBER 12, 1983, IF ANY OR OF RECORD JWC
- 19. RESTRICTIONS CONTAINED IN DOCUMENT FILED AS DOCUMENT LR 2046105.
- 20. RAILROAD EASEMENT AGREEMENT FILED OCTOBER 31, 1985 AS DOCUMENT LR. 1826835.

Office

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UNOFFICIAL COPY

Jan 68-10-01

a
OK

1228182

None
RESULT OF SEARCH:

Chicago Nat'l Bk of Ind
INTENDED GRANTEE OR ASSIGNEE:

Jan 68-11-01
1228182
NO 2 04

None
RESULT OF SEARCH:

755392

DATE OF SEARCH:

Ken Nom 1 Corp
PRESENT PARTIES IN INTEREST:

STATUTORY FEDERAL TAX LIEN SEARCH

DOCUMENT NO.

Property of Cook County Clerk's Office

Dated: December 19, 1989

Harry D. Pierandri
Harry D. Pierandri
Secretary

3819221

2. The Board of Directors has not authorized the execution of instruments and documents in behalf of the corporation in any other manner than that specified in Article V, Section 4 of the Bylaws, and, accordingly, the President of the corporation has the authority specified therein.

Section 4. President. The President shall be the chief executive officer of the corporation and shall have the general powers and duties of supervision and management usually vested in the office of president of a corporation. He shall preside at all meetings of the stockholders if present, and, in the absence or non-election of the chairman of the Board of Directors, at all meetings of the Board of Directors, and shall have general supervision, direction and control of the business of the corporation, except as the Board of Directors shall authorize the execution thereof in some other manner; he shall execute bonds, mortgages and other contracts in behalf of the corporation and shall cause the seal to be affixed to any instrument requiring it and when so affixed the seal shall be attested by the signature of the Secretary or the Treasurer or an Assistant Secretary or an Assistant Treasurer.

The following is a true copy of Article V, Section 4 of the Bylaws of the corporation, which is the provision of the Corporation.
I, Harry D. Pierandri, Secretary of Pen Nom I Corp., a Delaware corporation (the "corporation"), hereby certify as follows:

SECRETARY'S CERTIFICATE

PEN NOM I CORP.

38-192221

Property of Cook County Clerk

Dated: December 19, 1989

Harry D. Pierandri
Secretary

M. Andrew Thomas

President

Name

Office

Signature

M. Andrew Thomas

The following person is a duly elected and qualified officer of the corporation and holds the office set forth below opposite his name; the signature set forth opposite his name is his genuine signature; such person has held such office at all times since February 24, 1989; and such person by virtue of his office has the power to execute, acknowledge, deliver, and present for recording instruments and documents on behalf of the corporation and to affix the corporate seal thereto:

I, Harry D. Pierandri, Secretary of Pen Nom I Corp., a Delaware corporation (the "corporation"), hereby certify as follows:

SECRETARY'S CERTIFICATE

PEN NOM I CORP.

UNOFFICIAL COPY

RECORDING TAX BELLS TO
NOS. 10 DROWN ROBERT
703 EOSTA AVE
BENSHWILK IL 60106

RT 600 W 800TH - 141
20560N DE LA VILLE
RM 600
134 N LA SALLE ST
CHICAGO IL 60602

MAIL TO

This instrument was prepared by
ROSS & HARDIES, 150 N. Michigan Ave., Chicago, IL 60601

Joan Webster Connor
(NAME AND ADDRESS)

Witness:
Joan Webster Connor
By *M. Webster Connor*
PEN NOM I, CORP
(Name of Corporation)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
DEC 21 1989
900 U.S.

CDK
CO. 11. 018

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and its caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

Permanent Real Estate Index Number(s): 03-10-400-007
Address(es) of real estate: 600-666 Wheeling Road, Wheeling, Illinois

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the party of the second part, its heirs and assigns, or may be, in any manner incurred or charged, except as herein recited, and that the said premises hereby granted are, or may be, in any manner lawfully claiming, or to claim the same, by, through, or under it, it WILL WAARRANT AND DEFEND, subject to the exceptions in Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors, heirs and assigns forever.

Known as Trust No. 1560, 101 Main Street P.O. Box A, West Chicago, IL 60185.

Subject to the exceptions set forth in Exhibit A attached hereto and by this reference made a part hereof.

THE SOUTH 400 FEET OF BLOCK 3 (EXCEPT THE WEST 495 FEET THEREOF AND EXCEPT THE EAST 15.25 FEET THEREOF) IN HERZOG'S FIRST INDUSTRIAL SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 13, 1955 AS DOCUMENT LR 1639763 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED DECEMBER 14, 1956 AS DOCUMENT LR 1713481.

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Dollars and other good and valuable consideration part, for and in consideration of the sum of TEN party of the second part, WITNESSETH, that the party of the first Trust Agreement dated December 4, 1989 and (NAME AND ADDRESS OF GRANTEE)

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, party of the first part, and DuPage National Bank, a national banking association, not personally but as Trustee under Trust Agreement dated December 4, 1989 and

THIS INDENTURE, made this 14th day of December 1989, between PEN NOM I, CORP.

STATE OF ILLINOIS
RECORDING TAX BELLS TO
NOS. 10 DROWN ROBERT
703 EOSTA AVE
BENSHWILK IL 60106

CUSTOMER: Consider a buyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect to the accuracy, including any quantity of merchandise or fitness for a particular purpose.

SPECIAL WARRANTY DEED
(Corporation to individual)
(Individual)

SPECIAL WARRANTY DEED

Corporation to Individual

~~1748574~~

TO

3849221

ADDRESS OF PROPERTY:

UNOFFICIAL COPY

3849221

1988 DEC 01 PM 3 23
CAROLINE S. BRADSHAW
REGISTER OF DEEDS

MAIL TO:

GEORGE E. COLE
LEGAL FORMS
7237321

COOK COUNTY
REAL ESTATE TRANSACTION TAX
90625

COOK COUNTY
REAL ESTATE TRANSACTION TAX
90625

3849221

OFFICIAL SEAL
RITA BOYD BRADSHAW
Notary Public, State of Illinois
My Commission Expires Dec. 3, 1990

STATE OF ILLINOIS
NOTARY PUBLIC
RITA BOYD BRADSHAW
COMMISSION EXPIRES 12/03/90

Commission expires December 3, 1990

GIVEN under my hand and official seal this 18th day of December, 1987, _____ Notary Public
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 _____ President and _____ Secretary, they 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 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.

STATE OF Illinois
COUNTY OF Cook
RITA BOYD BRADSHAW
a notary public

Property of Cook County Clerk's Office