

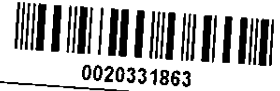
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0020331863

2002-03-25 08:07:41
Cook County Recorder 33.00

Exempt under 35 ILCS 200/31-45(e)

3/19/02
Date [Signature]
Buyer/Seller Agent



SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that NEWLY WEDS FOODS, INC., a Delaware corporation ("**Grantor**"), bargains, sells and conveys to ANGELL REALTY II, LLC, a Delaware limited liability company ("**Grantee**"), having an address 4140 West Fullerton Avenue, Chicago, Illinois 60639, for the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to the following described real estate located in Cook County, in the State of Illinois (the "**Real Estate**"): 6630

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

Address of Property: 4140 West Fullerton Avenue and 2501 North Keeler Avenue, Chicago, Illinois 60639

Permanent Index Number: 13-27-415-003; -004; -007; -008; -010; -012; -013; -015; -022; -040; -041; -047.

subject to, however, covenants, conditions, encumbrances and restrictions of record; public and utility easements; general real estate taxes not yet due and payable (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Estate unto Grantee and its successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor (except the Permitted Exceptions), and that Grantor and its successors shall warrant and defend the same unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

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Property of Cook County Clerk's Office

TO-SEE X01

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 2 AND 3, IN OWNER'S DIVISION OF THE HEALY INDUSTRIAL DISTRICT, COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LOTS BEING SHOWN ON THE PLAT OF SAID OWNER'S DIVISION OF HEALY INDUSTRIAL DISTRICT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 8986164 ON JULY 25, 1925, (EXCEPTING FROM SAID LOT 3 THAT PART CONVEYED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY TO JOHN S. PHIPPS AND HENRY C. PHIPPS BY DEED DATED AUGUST 23, 1929, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE RUN EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT, 12.84 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 72.11 FEET; THENCE SOUTHWESTERLY, ON A STRAIGHT LINE, 90 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY END LINE OF SAID LOT 3, WHICH POINT IS 15.51 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH, ALONG THE WESTERLY LINE OF SAID LOT 3, 15.51 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 4 IN OWNER'S DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY, ON JULY 25, 1925 AS DOCUMENT 8986164, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 17.20 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE OF 85 DEGREES 16 MINUTES 20 SECONDS FROM NORTHWESTERLY TO SOUTHWESTERLY WITH SAID NORTHEASTERLY LINE OF LOT 4, A DISTANCE OF 33.49 FEET; THENCE ON A CURVED LINE CONVEX SOUTHWESTERLY TANGENT TO THE LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 369.76 FEET, A DISTANCE OF 44.92 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY CURVED LINE OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE SAID NORTHWESTERLY LINE OF LOT 4 AFORESAID, A DISTANCE OF 78.36 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THE EASTERLY 36 FEET, MEASURED AT RIGHT ANGLES TO THE EASTERLY LINES THEREOF, OF LOTS 1 AND 2 IN JAMES W. HEDENBERG'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID LOT 1, THAT PART LYING NORTHERLY OF THE SOUTHEASTERLY PROJECTION OF THE NORTH LINE OF LOT 3 IN SAID OWNER'S DIVISION OF THE HEALY INDUSTRIAL DISTRICT; AND ALSO THAT PART OF LOT 4 IN SAID JAMES W. HEDENBERG'S SUBDIVISION DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY SIDE LINE OF LOT 2 WITH THE EASTERLY SIDE LINE OF LOT 4 OF SAID JAMES W. HEDENBERG'S SUBDIVISION; THENCE SOUTHEASTERLY, ON AND ALONG SAID EASTERLY SIDE LINE OF LOT 4, 23.6 FEET, MORE OR LESS, TO A POINT DISTANT 8.5 FEET NORTHEASTERLY FROM, MEASURED AS RIGHT ANGLES TO THE CENTER LINE OF A CERTAIN SIDETRACK SERVING LYON AND HEALY, SAID CENTER LINE OF SAID SIDETRACK, BEING A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 359.27 FEET, SAID SIDETRACK BEING SUPPORTED ON A CONCRETE TRESTLE; THENCE NORTHWESTERLY ON AND ALONG A LINE PARALLEL TO AND DISTANT 8.5 FEET NORTHEASTERLY FROM, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID SIDETRACK, 23 FEET TO A POINT; THENCE NORTHWESTERLY 50.1 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF LOT 2 AFORESAID WHICH IS 50.1 FEET NORTHWEST OF THE PLACE OF BEGINNING; AND THENCE SOUTHEASTERLY ON AND ALONG SAID SOUTHERLY LINE OF LOT 2, 50.1 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 12 IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 8 IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

ALL OF LOT 5 (EXCEPTING THAT PART THEREOF LYING SOUTH OF A LINE 66.62 FEET NORTH AND PARALLEL WITH SOUTH LINE THEREOF) IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 7:

ALL THAT PART OF LOT 3 IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3, THENCE RUNNING EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 12.84 FEET; THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 72.11 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE 90 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF SAID LOT 3 WHICH POINT IS 15.51 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 3, 15.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 11 IN OWNER'S DIVISION OF THE HEALY INDUSTRIAL DISTRICT, COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID LOT BEING SHOWN ON THE PLAT OF SAID OWNER'S DIVISION OF HEALY INDUSTRIAL DISTRICT, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 8986164 ON THE TWENTY-FIFTH DAY OF JULY A. D. 1925.

PARCEL 9:

THE EASTERLY 36 FEET, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF THE RIGHT OF WAY TO THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY, OF THE SOUTH 272.5 FEET OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD AND NORTH OF THE SOUTH 667 FEET THEREOF, EXCEPT SO MUCH OF SAID EASTERLY 36 FEET AS LIES NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID RIGHT-OF-WAY DISTANT 162.14 FEET, MEASURED ALONG SAID WESTERLY LINE, NORTHERLY FROM THE SOUTH LINE OF SAID SOUTH 272.5 FEET, AND RUNNING FROM SAID POINT OF BEGINNING, ON A STRAIGHT LINE AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY LINE, TO THE WESTERLY LINE OF SAID EASTERLY 36 FEET.

PARCEL 10:

THE EASTERLY 36 FEET, MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF LOT 1 IN JAMES W. HEDENBERG'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27 AFORESAID, EXCEPTING THEREFROM THAT PART LYING

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SOUTHERLY OF THE SOUTHEASTERLY PROJECTION OF THE NORTH LINE OF LOT 3 IN SAID OWNER'S DIVISION OF THE HEALY INDUSTRIAL DISTRICT IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 11:

THAT PART OF THE EAST 120 FEET OF LOT 3 IN JAMES W. HEDENBERG'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A CURVED LINE CONVEX TO THE NORTHWESTERLY HAVING A RADIUS OF 350.26 FEET AND DRAWN FROM A POINT 12.15 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3 TO A POINT IN THE WEST LINE OF THE EAST 120 FEET OF SAID LOT 3 WHICH IS 535.98 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3, SAID PARCEL BEING ALSO DESCRIBED AS LOT 1 IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON JULY 25, 1925 AS DOCUMENT 8986164 IN COOK COUNTY, ILLINOIS.

PARCELS 12 AND 13: INTENTIONALLY OMITTED

PARCEL 14:


THE SOUTH 197.36 FEET AND THE WEST 61 FEET (EXCEPT THE SOUTH 197.36 FEET THEREOF) OF LOT 6 AND THE WEST 61 FEET OF THAT PART OF LOT 5, SOUTH OF A LINE 66.62 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 ALL IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1925 AS DOCUMENT 8986164 IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

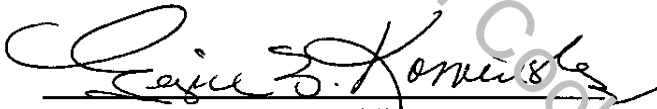
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

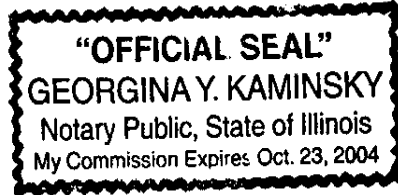
Dated: 3/19/02 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said

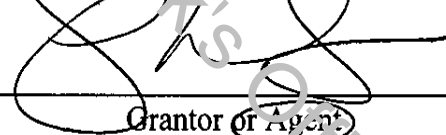
SHANNON WALSH

this 19TH day of MARCH, 2002


Notary Public



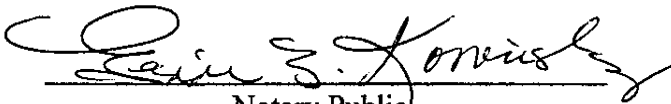
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

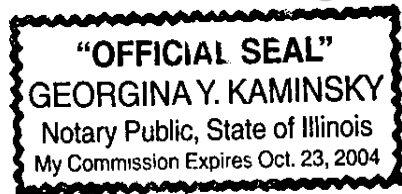
Dated: 3/19/02 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said

SHANNON WALSH

this 19TH day of MARCH, 2002


Notary Public



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.