



UNOFFICIAL COPY

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2002-04-15 11:40:06
Cook County Recorder 55.50



When Recorded, Return To:

~~CST
c/o CBL Capital Corporation
989 E. Hillside Blvd.
Foster City, CA 94404
Attention: Robert Morehead~~

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: POST CLOSING-DEPT.
3636 N. Central Ave., #350
Phoenix, AZ 85012
Escrow No. X01-23817

2 of 4
01-07686

LIMITED WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FFCA CAPITAL HOLDING CORPORATION**, a Delaware corporation ("Grantor"), hereby conveys and warrants to STATE STREET BANK AND TRUST COMPANY OF CONNECTICUT, NATIONAL ASSOCIATION, not in its individual capacity, but solely as trustee of Convenience Statutory Trust - 2001 ("Grantee"), that real property located in Cook County in the State of IL, and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, appurtenances and all improvements thereto (the "Property").

SUBJECT ONLY TO those matters set forth in Exhibit B attached hereto and by this reference incorporated herein (the "Permitted Exceptions").

Grantor warrants title to the Property, subject to the Permitted Exceptions referenced above, only against its own acts, but not the acts of others.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the Property forever.

This conveyance is made pursuant to a Resolution duly adopted by the Board of Directors of the Grantor.


Permanent Index Number(s): 24-24-116-022; 24-24-116-023; 24-24-116-024

Property address: 11459 South Kedzie Avenue, Merrionette Park, Chicago, Illinois

Lawyers Title Insurance Corporation

DATED as of this 20th day of July, 2001.

FFCA CAPITAL HOLDING CORPORATION,
a Delaware corporation

By 

Dennis L. Ruben, Esq.
Executive Vice President, General Counsel and Secretary

STATE OF ARIZONA

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me on July 20, 2001 by Dennis L. Ruben, Executive Vice President, General Counsel and Secretary of FFCA Capital Holding Corporation, a Delaware corporation, on behalf of the corporation.




Notary Public

(Seal)

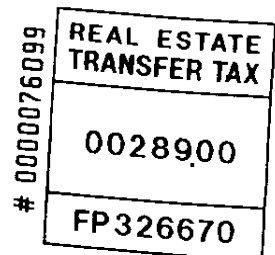
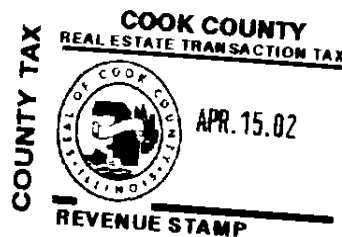
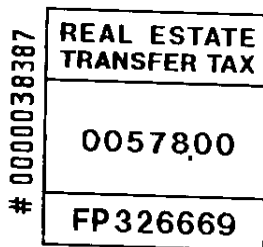
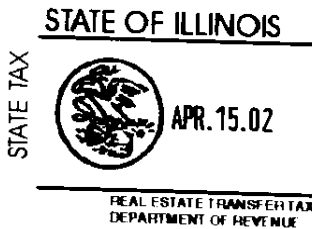


EXHIBIT "A" - LEGAL DESCRIPTION

That part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois;

ALSO

The West 17 feet of Lots 5 and 6 in Finitzo's Shelley Lane Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian (except that part thereof lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue), in Cook County, Illinois;

All of the above-described property being that property conveyed by Deed dated June 2, 1981 recorded September 16, 1981 commitment number 26000534 from Shell Oil Company, a Delaware corporation, to The Southland Corporation, a Texas corporation;

Exception from the above-described property that part thereof described below conveyed by Deed dated February 16, 1983 recorded April 26, 1983 as Document Number 26582696 from The Southland Corporation, a Texas corporation, to the People of the State of Illinois, for the use and benefit of the Department of Transportation, described as follows:

That portion of that part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois, bounded and described as follows:

Beginning at the Southwest corner of the above described property; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds West 20 feet along the Easterly line of Kedzie Avenue; thence South 44 degrees 45 minutes 24 seconds East 28.40 feet to a point in the Northerly line of 115th Street; thence North 89 degrees 30 minutes 49 seconds West 20.00 feet along the said Northerly line of 115th Street to the point of beginning, in Cook County, Illinois.

X01-23817
FFCA No. 8000-6831
Store No. 23364/Southland
11459 South Kedzie Avenue
Chicago, IL, County of Cook

EXHIBIT "A" (CONTINUED)

EXCEPT for any and all of the following items located at the real property described in this Exhibit A:

FFCA Capital Holding Corporation's right, title, and interest, if any, in and to any underground and above ground storage tanks, piping, dispensers, and related storage tank equipment, machinery, movable in-store equipment (other than refrigeration equipment, refrigerator vaults and doors), furniture, furnishings, merchandise, and inventory.

Property of Cook County Clerk's Office

EXHIBIT "B"

PERMITTED EXCEPTIONS (IL#23364)

1. Taxes and assessments for the calendar year 2001 and for subsequent years.
2. Easement grant dated September 25, 1949 recorded March 15, 1950 as Document Number 14754641 to Public Service Company of Northern Illinois.
3. Release contained in Deed from The Southland Corporation to the People of the State of Illinois, for the use and benefit of the Department of Transportation, dated February 16, 1983 recorded April 26, 1983 as Document Number 26582696.
4. Title to the West 50 feet of the subject premises dedicated or taken, used, occupied, or falling within So. Kedzie Avenue; and rights in and to said West 50 feet of the subject premises of the Public, the Village of Merrionette Park, the County of Cook, and the State of Illinois; and also rights in and to said West 50 feet of the subject premises of public and quasi-public utilities and the Village, County, and State for the use, operation, maintenance, repair and servicing of any of their utility or municipal facilities located therein. As shown on survey by Michael J. Emmert of Michael J. Emmert Surveys, Inc. for Hayes & Matthews, Inc. dated May 18, 1998, revised June 9, 1998, Order Number J.N. N-11858.
5. Title to the South 40 feet of the subject premises dedicated or taken, used, occupied, or falling within W. 115th Street; and rights in and to said South 40 feet of the subject premises of the Public, the Village of Merrionette Park, the County of Cook, and the State of Illinois; and also rights in and to said South 40 feet of the subject premises of public and quasi-public utilities and the Village, County, and State for the use, operation, maintenance, repair and servicing of any of their utility or municipal facilities located therein. As shown on survey by Michael J. Emmert of Michael J. Emmert Surveys, Inc. for Hayes & Matthews, Inc. dated May 18, 1998, revised June 9, 1998, Order Number J.N. N-11858.