

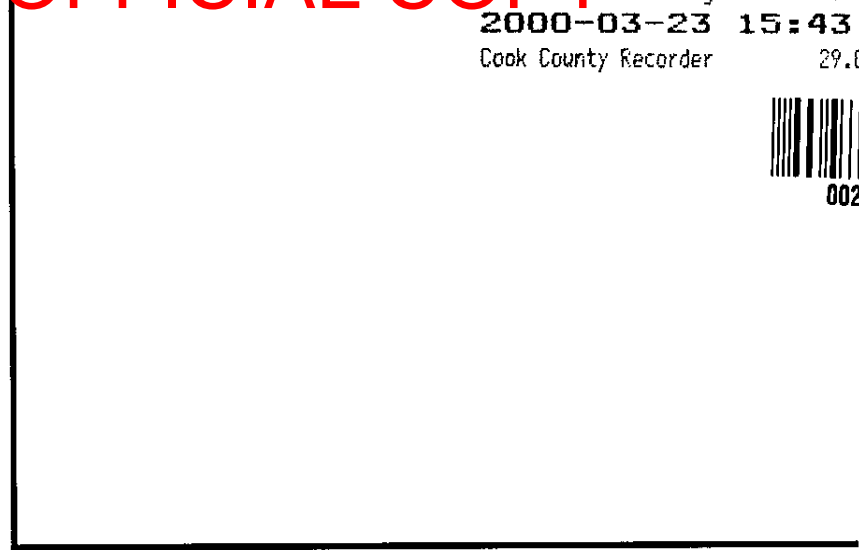
00207352

UNOFFICIAL COPY

22470250 05 001 Page 1 of 5
2000-03-23 15:43:18
Cook County Recorder 29.00



Chicago Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY



Property of Cook County Clerk's Office

5

THE GRANTOR(S), Ace Baking Company Limited Partnership, a Wisconsin Limited Partnership, located at 1400 West 37th Street, in the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) pursuant to and as provided for in that certain Order Approving Sale of Foodservice Assets pursuant to Section 363 of the Bankruptcy Code heretofore entered on February 29, 2000 by the United States Bankruptcy Court for the Eastern District of Wisconsin in In Re Ace Baking Company Limited Partnership, Case No. 99-32446 JES, unto Keebler Company, a Delaware Corporation with offices at One Hollow Tree Lane, Elmhurst, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

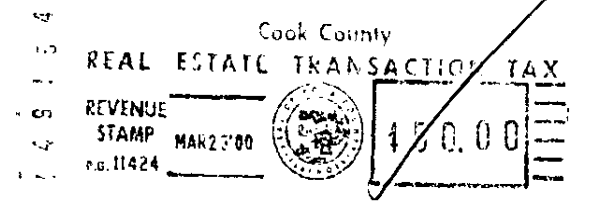
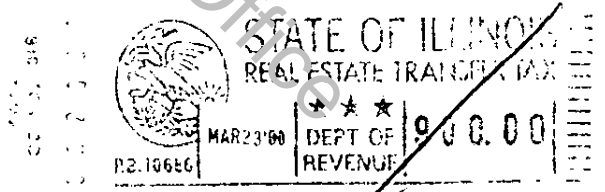
Permanent Real Estate Index Number(s): 17-32-300-039-0000, 17-32-300-040-0000 (affects other parcels)
Address(es) of Real Estate: 1400 West 37th Street, Chicago, Illinois 60609

Dated this 17th day of March, 2000

D 1 7 8 5 2 6 7 6 JBY

Ace Baking Company Limited Partnership, a Wisconsin Limited Partnership
By: TjL Holdings, Inc., a Wisconsin Corporation, its general partner
By: Edward N. Ruckel
VICE PRESIDENT, duly authorized officer

Attest _____



EXEMPT UNDER PROVISIONS OF PARAGRAPH 1
SEC. 200. 1-2 (B-6) OR PARAGRAPH _____ SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

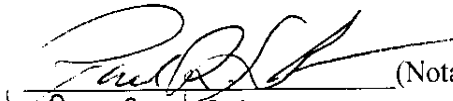
3-22-06 JBY or agent
DATE BUYER, SELLER OR REP.

BOX 333-CM

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward N. Ruckl, a duly authorized officer of TJL Holdings, Inc., the authorized general partner of Ace Baking Company Limited Partnership, a Wisconsin Limited Partnership, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as an officer on behalf of the general partner of said limited partnership pursuant to the authority given by the Partnership Agreement and as his free and voluntary act and deed of the limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of March, 2000



Paul R. Serritella (Notary Public)

Prepared By: Law Office of Christine A. Zyza
70 W. Madison, Suite 3600
Chicago, Illinois 60602

Mail To:
Edward J. Lesniak
Burke, Warren, MacKay &
Serritella, P.C.
330 N. Wabash Ave. 22nd Floor
Chicago, IL 60611

Name & Address of Taxpayer:
Keebler Company
One Hollow Tree Lane
Elmhurst, Illinois 60126
Attn.: _____

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE EAST ALONG LAST MENTIONED LINE 72.44 FEET; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST WITH A RADIUS OF 380.5 FEET A DISTANCE OF 181.3 FEET MORE OR LESS TO A POINT OF INTERSECTION OF A LINE 208 FEET NORTH OF THE SOUTH LINE WITH A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 160 FEET; THENCE WEST ON A LINE PARALLEL TO AND 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID 112.87 FEET TO THE EAST LINE OF A PRIVATE STREET KNOWN AS LOOMIS PLACE, BEING A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 235 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE 40 FOOT PRIVATE STREET KNOWN AS SOUTH LOOMIS PLACE ADJOINING ON THE WEST OF PARCEL 1 AND ALSO THE 66 FOOT PRIVATE STREET KNOWN AS WEST 37TH STREET ADJOINING ON THE SOUTH OF PARCEL 1 TO THE EAST LINE OF THE PUBLIC STREET KNOWN AS SOUTH ASHLAND AVENUE.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE PRIVATE ALLEY OVER AND UPON THE SOUTH 10 FEET OF THE PREMISES ADJOINING ON THE NORTH OF PARCEL 1.

PARCEL 4:

NON-EXCLUSIVE SWITCHTRACK EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY, OVER THE EAST 17 FEET OF FOLLOWING DESCRIBED PROPERTY:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUATER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN IN CHICAGO, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 112.87 FEET; THENCE NORTH 59 FEET ON A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE NORTHEASTERLY ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX

UNOFFICIAL COPY

00207352

TO THE NORTHWEST WITH A RADIUS OF 200 FEET A DISTANCE OF 105.88 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 528 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE WEST ON LAST DESCRIBED LINE 140.25 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE SOUTH 160 FEET TO A POINT OF BEGINNING.

PARCEL 5:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF IRON STREET AND THE NORTH LINE OF 37TH STREET; THENCE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 319.15 FEET ALONG THE NORTH LINE OF 37TH STREET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG AFORESAID LINE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 70.70 FEET; THENCE NORTHEASTERLY ALONG AN ARC BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 380.50 FEET AND A CHORD BEARING OF NORTH 13 DEGREES, 02 MINUTES, 17 SECONDS EAST, AN ARC DISTANCE OF 191.32 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES 01 SECONDS WEST, 170.02 FEET TO THE NORTHERLY LINE OF A 20 FOOT PRIVATE ALLEY; THENCE NORTH 89 DEGREES, 55 MINUTES, 32 SECONDS EAST, 29.89 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 28 SECONDS EAST, 345.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-32-300-039-0000 AND 17-32-300-040-0000.

ADDRESS: 1400 W. 37TH STREET, CHICAGO, ILLINOIS

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

The undersigned being duly sworn on oath, states that he resides at _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

~~OR~~

~~The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.~~

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyance made to correct descriptions in prior conveyance.
9. ~~The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.~~

CIRCLE NUMBER ABOVE 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.

Ace Baking Company Limited Partnership, a Wisconsin limited partnership,

By: TJI Holdings, Inc. a Wisconsin Corporation, its general partner

By: Edward N. Ruckel
Edward N. Ruckel, Vice President
its duly authorized agent

SUBSCRIBED and SWORN to before me

This 17th day of March, 2000.

Paul R. Scifert
Paul R. Scifert
Notary Public