



0314967166

Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 05/29/2003 10:59 AM Pg: 1 of 6

THIS INSTRUMENT  
PREPARED IN CHICAGO,  
ILLINOIS BY:  
Thomas L. Hefty  
McDermott, Will & Emery, P.C.  
227 West Monroe Street  
Chicago, Illinois 60606

AFTER RECORDING  
RETURN TO:  
Helmut E. Gerlach  
Baker & McKenzie  
One Prudential Plaza  
130 E. Randolph Dr., Suite 3600  
Chicago, Illinois 60601

①  
8/10/02 7:56 PM

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, that **HELLER SEASONINGS & INGREDIENTS, INC.**, an Illinois corporation, whose address is 150 S. Wacker Drive, Suite 3200, Chicago, Illinois 60606, (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid to **NEWLY WEDS FOODS, INC.** a Delaware corporation, whose address is 4140 W. Fullerton Avenue, Chicago, Illinois 60639 (hereinafter referred to as "**NEWLY WEDS**"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby **GRANT, BARGAIN AND SELL** unto **NEWLY WEDS**, all of Grantor's right, title and interest in and to the real property located at 6363 W. 73<sup>rd</sup> Street, Bedford Park, in Cook County, Illinois 60638, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, (the "**Property**"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "**Permitted Exceptions**").

PROPERTY ADDRESS

6363 West 73<sup>rd</sup> Street  
Bedford Park, Illinois 60638

PERMANENT INDEX NUMBER:

19-29-100-061-0000

TO HAVE AND TO HOLD the Property unto **NEWLY WEDS**, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the Permitted Exceptions, unto **NEWLY WEDS**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

**BOX 333-CTI**

**VILLAGE OF BEDFORD PARK**

**\$50.00**

**REAL ESTATE TRANSFER TAX**

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned duly executed this Special Warranty Deed as of 5<sup>th</sup> day of May, 2003.

**GRANTOR:**

**HELLER SEASONINGS & INGREDIENTS, INC.,**  
an Illinois corporation

By: [Signature]  
Name: John R. Heller  
Title: CEO

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Heller, personally known to me to be the CEO of that **HELLER SEASONINGS & INGREDIENTS, INC.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO he signed, sealed and delivered said instrument as CEO of said corporation, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

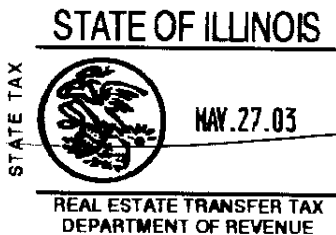
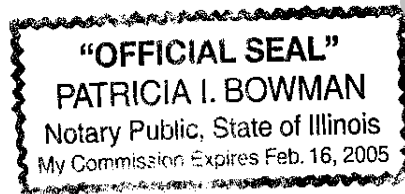
Given under my hand and official seal, this 5<sup>th</sup> day of May, 2003.

[Signature]  
Notary Public

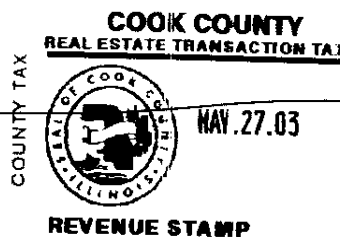
My Commission Expires: 02/16/05

SEND SUBSEQUENT TAX BILLS TO:

**NEWLY WEDS FOODS, INC.**  
4140 W. Fullerton Avenue  
Chicago, Illinois 60639



REAL ESTATE TRANSFER TAX
01800.00
FP 102808



REAL ESTATE TRANSFER TAX
0090.00
FP 102802

**UNOFFICIAL COPY**

## EXHIBIT A

## LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WES 50 FEET (AS MEASURED AT RIGHT ANGLES) OF THE NORTHWEST QUARTER OF SECTION 29 (BEING THE EAST LINE OF SAID NARRAGANSETT AVENUE) AND A LINE 1373.0 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 (BEING THE SOUTH LINE OF WEST 73<sup>RD</sup> STREET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE AFORESAID SOUTH LINE OF EAST 73<sup>RD</sup> STREET 575.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 344.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST 121.00 FEET TO A POINT OF INTERSECTION WITH A LINE 1738.00 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECOND EAST 12.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 428.417 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SOUTH NARRAGANSETT AVENUE, AFORESAID; THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST 377.509 FEET ALONG THE EAST LINE OF SOUTH NARRAGANSETT AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS

6363 WEST 73<sup>RD</sup> STREET  
BEDFORD PARK, ILLINOIS 60638

PERMANENT INDEX NUMBER:

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE
2. RIGHTS OF THE BELT RAILROAD COMPANY OF CHICAGO, WHICH OPERATES RAILROAD TRACKS ON PART OF THE LAND.
3. GRANT OF DECLARATION OF RAIL ROAD UTILITY EASEMENTS MADE MAY 10, 1973 AND RECORDED MAY 11, 1973 AS DOCUMENT 22321181 BY KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP, GRANTING TO THE OWNER OR OWNERS OF BEDFORD INDUSTRIAL PARK, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED THERETO, A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER PART OF THE LAND AND OTHER PROPERTY FOR THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND USE OF PUBLIC UTILITIES LINES AND ALL OF THE TERMS, COVENANTS AND AGREEMENTS THEREIN.
4. RIGHT OF WAY FOR RAILROAD TRACKS, SPURS AND SWITCH TRACTS, IF ANY.
5. PROTECTIVE COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION RECORDED MAY 11, 1973 AS DOCUMENT 22321180 RELATING TO ARCHITECTURAL GUIDELINES, REGULATION OF IMPROVEMENTS, LOT COVERAGE, SETBACK LINES; LANDSCAPING, SIGNS, PARKING AREAS, STORAGE AND LOADING AREAS, LAND CLASSIFICATION, PERMITTED USES AND RESTRICTIONS, NUISANCES, REPAIR OF BUILDINGS, REPEAL AND ENDORSEMENT OF COVENANTS AND RESERVATION OF UTILITY EASEMENTS. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
6. CONDITIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 27, 1976 AS DOCUMENT 23401754 BETWEEN KAISER AETNA, ET ASSIGNMENT OF LEASE AND B. HELLER AND COMPANY CORPORATION OF ILLINOIS AN EASEMENT OVER AND ACROSS THE WEST 25 FEET OF THE LAND FOR PURPOSE OF REPAIRING, OR REPLACING LANDSCAPING, AND RELATING TO RIGHT OF RE-ENTRY BY THE GRANTOR. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS            )  
                                                   ) ss.  
 COUNTY OF COOK             )

John R. Heller, being the CEO of **HELLER SEASONINGS & INGREDIENTS, INC.**, an Illinois corporation, ("Heller"), being duly sworn on oath, states that Heller is the owner. That the attached deed is not in violation of Section 1 of Chapter 205 of the Illinois Revised Statutes for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new street or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 easements of access.
6. The conveyance is of land owned by a railroad or other public utility facility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

[CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.]

# UNOFFICIAL COPY

AFFIANT further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**HELLER SEASONINGS & INGREDIENTS, INC.,**  
an Illinois corporation

By: *John Heller*  
Name: JOHN R. HELLER  
Title: CEO

Subscribed and Sworn to before me this 5<sup>th</sup> day of May, 2003.

*Patricia I. Bowman*  
Notary Public

My Commission Expires: 02/16/05

