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Doc#: 0411811050
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 04/27/2004 10:03 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

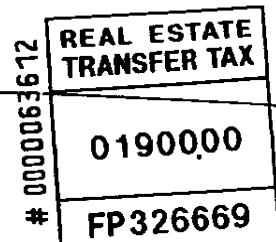
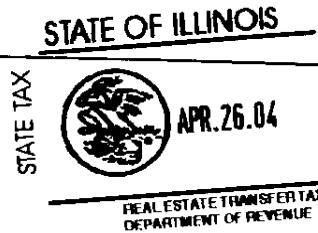
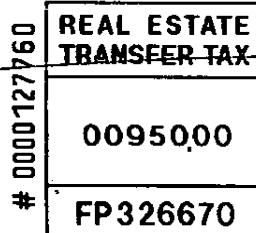
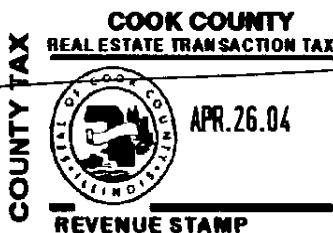
THIS DEED is made as of April 20, 2004 by and between Jays Foods, L.L.C., a Delaware limited liability company ("Grantor"), and Jays Foods Acquisition, Inc., a Delaware corporation having an address of c/o Willis Stein & Partners III L.P. 1 North Wacker Drive, Suite 4800, Chicago, IL 60606 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto Grantee, the property located in the County of Cook, City of Chicago, Illinois and legally described in Exhibit "A" attached hereto (the "Property"), together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters described in the following grammatical paragraph, for which Grantor shall have no liability whatsoever.

The foregoing conveyance and special warranty is made subject to: general real estate taxes for the year 2003 (payable in 2004) and subsequent years, not yet due and payable, and those permitted exceptions as set forth on Exhibit "B".



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WITNESS the following signature and seal.

JAYS FOODS, L.L.C., a Delaware limited liability company

By: Thomas A. Zwartz

Print Name: Thomas A Zwartz

Title: President

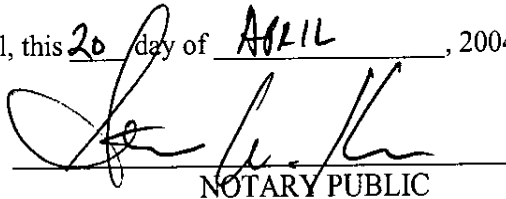
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

I, STEVEN A. KNOR, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS A ZWARTZ, the PRESIDENT of Jays Foods, L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that HE signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

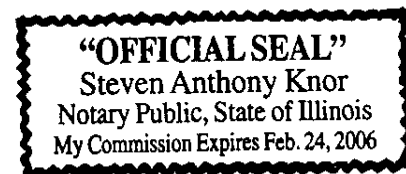
GIVEN under my hand and notarial seal, this 20 day of APRIL, 2004.


 NOTARY PUBLIC

(SEAL)

PREPARED BY:

Irene Reed
 Schwartz, Cooper, Greenberger & Krauss
 180 North LaSalle Street, Suite 2700
 Chicago, Illinois 60601



MAIL TAX BILL TO:

Jays Foods Acquisition, Inc.
 c/o Willis Stein & Partners III L.P.
 1 North Wacker Drive, Suite #4800
 Chicago, IL 60606

AFTER RECORDING RETURN TO:

Kirkland and Ellis LLP
 Attention: James B. Allen
 200 E. Randolph
 Chicago, IL 60601

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN PARTS OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE (80 FEET WIDE) WITH A LINE DRAWN 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; RUNNING THENCE EAST ALONG THE SAID PARALLEL LINE AND A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 800 FEET; THENCE SOUTH ALONG A LINE DRAWN PERPENDICULAR TO SAID PARALLEL LINE A DISTANCE OF 290 FEET; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11 AND THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 255.76 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE, A DISTANCE OF 295.32 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY, A CORPORATION OF DELAWARE, TO ANDREW J. SUSKI, DATED APRIL 27, 1954 AND RECORDED MAY 24, 1954 AS DOCUMENT 15914334 FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 50 FEET IN WIDTH LYING IMMEDIATELY NORTH OF AND ADJOINING PARCEL 1 AFORESAID AND LYING BETWEEN THE EAST AND WESTERLY LINES EXTENDED OF SAID PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 324.83 FEET OF THE WEST 180.00 FEET OF THAT PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWING PERPENDICULARLY TO THE NORTH LINE OF SAID SOUTH 1/2 THROUGH A POINT WHICH IS 800.00 FEET EAST OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE, (80.00 FEET WIDE) AS MEASURED ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 10 AND ALONG A LINE 60.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 11, ALL IN TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 25-10-419-009-0000
25-10-300-015-0000
25-10-300-026-0000

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EXHIBIT B PERMITTED EXCEPTIONS

1. Rights of way for railroad switch and spur tracks, if any, which does not materially impair the continued use and operation of the Property and does not adversely affect the title to the property.

2. Rights of the State of Illinois, the City of Chicago and the public or quasi-public utilities in and to that portion of the falling in or used as a part of 99th Street which does not materially impair the continued use and operation of the Property and does not adversely affect the title to the property.

(Affects Parcels 2 and 3)

3. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes other than 99th Street which does not materially impair the continued use and operation of the Property and does not adversely affect the title to the property.

4. Easement over the land for a 12 inch gas main and all rights ensuing in connection therewith as disclosed by survey of prepared by Bock & Clark, no. _____ dated April __, 2004.

(Affects the North 10 feet of Parcel 2 and 3)

5. Permanent Storm Sewer Easement reserved in the Deed from Chicago, Rock Island and Pacific Railroad recorded September 12, 1968 as document 20613457 together with the right to construct, repair, renew and replace said pipeline, and the conditions therein contained.

6. Rights of any governmental agency or public or quasi public utilities to occupy the land for the use and maintenance of then existing conduits, sewers, drains, water mains, gas lines, electric power lines and other utilities, whether then of record or not, as set forth in the Deed from Chicago, Rock Island and Pacific Railroad Company, recorded September 12, 1968 as document 20613457.

(Affects Parcel 3)

7. Revenue Lien in favor of the State of Illinois Department of Revenue against Jays Foods recorded July 22, 2002 as document 0020799293 in the amount of \$3,501.61.

8. Revenue Lien in favor of the State of Illinois Department of Revenue against Jays Foods recorded July 22, 2002 as document 0020799295 in the amount of \$4, 288.66.

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RECORDER OF COOK COUNTY AFFIDAVIT - PLAT ACT

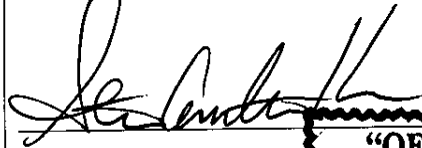
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Thomas A Zwart, the Managing Member of JAYS FOODS, L.L.C., a Delaware limited liability company, being duly sworn on oath, states that the company's principal place of business is 825 E. 99th Street, Chicago, IL 60628. 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 is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is 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 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 easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is 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.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN to before me this <u>26</u> day of April, 2004.	JAYS FOODS, L.L.C., a Delaware limited liability company
 NOTARY PUBLIC	By: <u>Thomas A. Zwart</u> Title: <u>President</u>

"OFFICIAL SEAL"
Steven Anthony Knor
Notary Public, State of Illinois
My Commission Expires Feb. 24, 2006