

UNOFFICIAL COPY



Doc#: 0411811054
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 04/27/2004 10:06 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

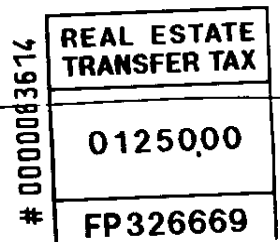
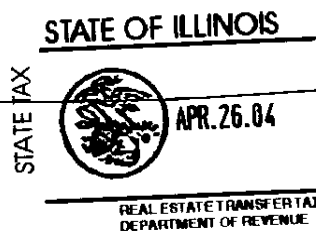
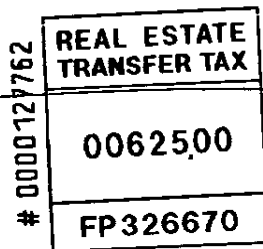
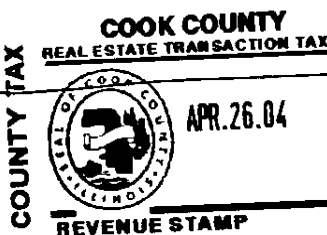
THIS DEED is made as of APRIL 20, 2004 by and between Jays Foods, L.L.C., a Delaware limited liability company ("Grantor"), and Jays Foods Acquisition, Inc., a Delaware corporation having an address of 1 North Wacker Drive, Suite 4800, Chicago, IL 60606 ("Grantee").

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, Village of South Holland, 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".



UNOFFICIAL COPY

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

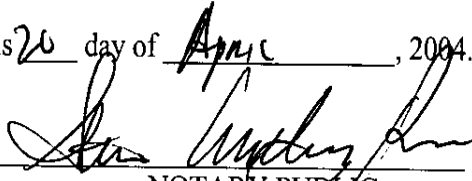
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF Cook)

I, Steven Anthony 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.

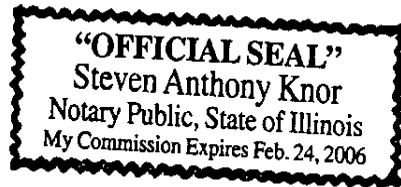
GIVEN under my hand and notarial seal, this 26 day of April, 2004.


NOTARY PUBLIC

PREPARED BY:

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

(SEAL)



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



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Lot 25 in South Holland Industrial Park First Addition, being a Subdivision of part of the Southwest $\frac{1}{4}$ and Part of the Southeast $\frac{1}{4}$ of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Index No.. 29 21-320-001-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B PERMITTED EXCEPTIONS

1. Building Line(s) as shown on the Plat of Subdivision recorded as Document No. 21253766, affecting the West and North 25 feet of the land.
2. Easement to install, operate, and maintain all equipment necessary for the purpose of serving the land and other property with public utilities and drainage, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded September 2, 1970 as document No. 21253766 affecting the South 10 feet of the land.
3. Drainage Covenant shown on the Plat of Subdivision recorded September 2, 1970 as Document 21253766 which refers to an Ordinance recorded as Document No. 18535554.
4. Those matters disclosed by Plat of Survey prepared by Bock & Clark, number 20040227-3 dated April 6, 2004.
 - (a) Encroachment of fence over drainage and utility easement.
 - (b) Apparent unrecorded easements for electric and sewer as disclosed by overhead wires and catch basins.