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SPECIAL WARRANTY DEED
CORPORATION TO CORPORATION

Doc#: 0424047020
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/27/2004 07:43 AM Pg: 1 of 3

4320088(1/4)

GIT

NO
16302



\$700,000.00

This Indenture made this
8th day of April, 2004
between I.H.I. MORFAT INC.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and JEFFREY OIL AND FOOD, INC. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of TEN DOLLARS and 00/100 +/- other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

STATE TAX



STATE OF ILLINOIS
AUG.25.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

00700.00

0000020609

FP 103014

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG.24.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX

0035000

0000020335

FP 103017

Commonly known as: 273 E. 147th St., Harvey, IL 60426

Permanent Real Estate Index Number(s): 29-08-225-052 and 29-08-225-039

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second

Handwritten initials: J.P. & H.A.H.

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part, _____ heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, JEFFREY OIL AND FOOD, INC. heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited: and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

I.H.I. MOFFAT INC.

(Name of Corporation)

IMPRESS
CORPORATE SEAL
HERE

By [Signature] President

ATTEST: [Signature] Secretary

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ personally known to me to be the _____ President of the I.H.I. MOFFAT INC. corporation, and _____ personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ Directors of said corporation, as their free and voluntary act, and as the 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 seal this 8th day of MAY, 192004
Edward V. Sharkey (SEAL)
Notary Public
Commission expires MAY 31, 192004

This instrument prepared by: EDWARD V. SHARKEY Atty. at Law,
14105 Lincoln Ave., P. O. Box 27, Dolton, IL 60419

After recording return to: FREDERICK C. NIEMI
15 LONGCOMMON RD
RIVERSIDE, IL 60546

Send subsequent tax bills to:
OURDY JEAN-PIERRE
8736 LAKE AVE
SKOKIE, IL 60076

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Legal Description:

LOTS 22 AND 23 (EXCEPT THE SOUTH 7 FEET THEREOF) AND LOTS 24, 25, 26, 27 AND 28 BOTH INCLUSIVE IN BLOCK "Q" IN ACADEMY ADDITION TO HARVEY A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER AND WEST OF THE ILLINOIS CENTRAL RAILROAD, AND ALL THAT PART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CALUMET RIVER (EXCEPT THAT PART OF SAID NORTHEAST ¼ LYING SOUTH OF THORNTON ROAD AND EXCEPT THE SOUTH 35 ACRES OF THE EAST ½ OF THE WEST ¼ OF THE SAID NORTHEAST ¼), ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 24 TO 28 ACQUIRED BY THE STATE OF ILLINOIS BY JUDGMENT ORDER DATED AUGUST 18, 1972 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28, THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 28, 27, 26, 25 AND 24 TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 7 FEET TO A POINT; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SAID LOTS 24, 25, 26 AND 27 A DISTANCE OF 98.4 FEET TO A POINT; THENCE NORTHWESTERLY A DISTANCE OF 39.598 FEET TO A POINT DISTANCE 35 FEET NORTH FROM SAID SOUTH LINE OF LOT 28 AND LOCATED ON THE LINE WHICH IS PARALLEL, AND DISTANT 7 FEET, WITH SAID WEST LINE OF SAID LOT 23; THENCE NORTH PARALLEL, DISTANT 7 FEET, WITH SAID WEST LINE OF LOT 28 A DISTANCE OF 90 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 28; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 7 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID LOT 28; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 28 A DISTANCE OF 125 FEET TO SAID SOUTHWEST CORNER OF SAID LOT 28 AND THE POINT OF BEGINNING.