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Doc#: 0436532086
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 12/30/2004 02:14 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS Special Warranty Deed, made as of this 31st day of December, 2004 between NEWLY WEDS FOODS, INC., a Delaware corporation ("Grantor") whose address is 4140 West Fullerton Ave., Chicago, Illinois to ANGELL REALTY IV, LLC, a Delaware limited liability company ("Grantee"), whose address is 4140 West Fullerton Ave., Chicago, Illinois.

WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, and for other good and valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the Grantee, its heirs, successors, and assigns, FOREVER, the real property, situated in the County of Cook and State of Illinois legally described on Exhibit A and is incorporated herein by this reference, together with all and singular the hereditaments and appurtenances thereunto belonging, or any anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors, heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee and its successors, heirs and assigns, that Grantor 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 GRANTOR WILL WARRANT AND DEFEND, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the exceptions set forth in Exhibit B attached hereto and made and incorporated herein by this reference.

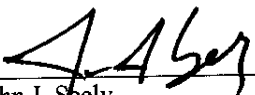
Permanent Real Estate Number: 19-29-100-061-0000

Address(es) of real estate: 6363 West 73rd Street, Bedford Park, IL 63638-6126

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Senior Vice President and Secretary, the day and year first above written.

NEWLY WEDS FOODS, INC.,
a Delaware corporation

By: 
John J. Seely
Its: Senior Vice President and Secretary

**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING MAIL TO:**



Richard A. Ungaretti
Ungaretti & Harris LLP
3500 Three First National Plaza
Chicago, IL 60602

MAIL SUBSEQUENT TAX BILLS TO:

Charles T. Angell, President
Angell Realty IV, LLC
4140 West Fullerton Avenue
Chicago, IL 60639

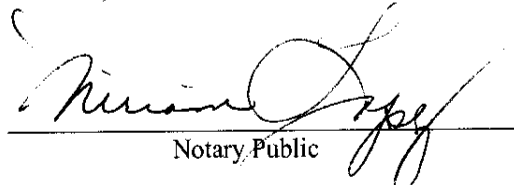
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Miriam Lopez, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT **John J. Seely**, personally known to me to be the Senior Vice President and Secretary of **Newly Weds Foods, Inc.**, a Delaware 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 severally acknowledged that as such Senior Vice President and Secretary he signed and delivered the said instrument pursuant to authority, given by 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 31st day of December, 2004.



Notary Public

My Commission Expires: 9-6-08



VILLAGE OF BEDFORD PARK **EXEMPT**
BY: Lynnda Mackow

Exempt under provisions of Paragraph
of 35 ILCS 305/4 The Real Estate Transfer Tax Act.

12/28/04
Date

Lynnda Mackow, as representative
Buyer, Seller or Representative

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EXHIBIT A

Legal Description

That part of the northwest quarter of Section 29, Township 38, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the east line of the west 50 feet (as measured at right angles) of the Northwest quarter of said Section 29 (Being the east line of said Narrangansett 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, 00 minutes 00 seconds east along the aforesaid south line of West 73rd Street 575.00 feet; thence North 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 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 seconds West 428.417 feet to a point of intersection with the East line of South Narrangansett Avenue, aforesaid; thence North 00 degrees 23 minutes 30 seconds East 377,509 feet along the East line of South Narrangansett Avenue, to the point of beginning, in Cook County, Illinois.

Permanent Real Estate Number: 19-29-100-061-0000

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EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes for the year 2004 and subsequent years.
2. Rights of the Belt Railroad Company of Chicago, which operates Railroad tracks on part of the land.
3. Grant of Declaration of Railroad Utility Easements recorded as Document 22321181, by Kaiser Aetna, granting to the owner or owners of Bedford Industrial Park, more specifically described in Exhibit "A" attached thereto, 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, covenant, and agreements therein.
4. 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.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

NEWLY WEDS FOODS, INC.,
a Delaware corporation

Dated: December 31, 2004

By: *J. J. Seely*
John J. Seely

Its: Senior Vice President and Secretary

Subscribed and sworn to before me by
the said John J. Seely
this 31st day of December, 2004



Notary Public: *Miriam Lopez*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

ANGELL REALTY, IV LLC,
a Delaware limited liability company

Dated: December 31, 2004

By: *Charles T. Angell*
Charles T. Angell
Its: President

Subscribed and sworn to before me by
the said Charles T. Angell
this 31st day of December, 2004



Notary Public: *Miriam Lopez*