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Doc#: 0516618062
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/15/2005 01:23 PM Pg: 1 of 5

**THIS INSTRUMENT
PREPARED BY:**

Jennifer Burton
SCHIFF HARDIN LLP
6600 Sears Tower
233 S. Wacker Drive
Chicago, IL 60606

After recording return to:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601

This space is for RECORDER'S USE ONLY

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT World's Finest Chocolate, Inc., a Delaware corporation, 4801 S. Lawndale Avenue, Chicago, Illinois ("Grantor"), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, does hereby CONVEY AND WARRANT to 51 STRAWDALE LAND, LLC, an Illinois Limited Liability Company ("Grantee"), all interest and title of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) General real estate taxes not due and payable at the time of conveyance; (b) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances; (d) Easements for public utilities; and (e) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor.

COMMON STREET ADDRESS: 5007 South Lawndale, Chicago, IL 60632

PERMANENT INDEX NUMBERS: 19-11-120-013-0000, 19-11-120-014-0000,
19-11-120-016-0000, 19-11-120-021-0000

[EXECUTION PAGE FOLLOWS]

Box 400-CTCC

City of Chicago
Dept. of Revenue
382518
06/06/2005 12:46



Real Estate
Transfer Stamp
\$42,375.00

Batch 02550 23

T. KEARNEY DA 008247199 023

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EXHIBIT A

Legal Description

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 116.00 FEET OF SAID SOUTH 1/2, WITH THE SOUTH LINE OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 116.00 FEET, A DISTANCE OF 1185.73 FEET TO A POINT, WHICH IS 18.00 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT, OF THE CENTERLINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, WHICH FORMS AN ANGLE OF 73 DEGREES, 40 MINUTES, 30 SECONDS FROM SOUTH TO SOUTHWEST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 311.12 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 636.80 FEET, SAID CURVED LINE BEING THE NORTHWESTERLY LINE OF A 66-FOOT WIDE STRIP OF LAND CONVEYED TO THE TERMINAL RAILROAD COMPANY, DESCRIBED IN DOCUMENT 2471256 RECORDED DECEMBER 4, 1896, AND IN OTHER DEEDS, SAID POINT OF INTERSECTION BEING 18.00 FEET SOUTHEASTERLY, BY RADIAL MEASUREMENT, OF THE CENTERLINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 290.41 FEET, THE CHORD OF SAID CURVED LINE, BEING 287.90 FEET AND FORMS AN ANGLE OF 134 DEGREES, 51 MINUTES FROM NORTHEAST TO SOUTH TO SOUTHWEST, WITH THE LAST DESCRIBED LINE; THENCE WEST ALONG A LINE DRAWN FROM SAID POINT TO A POINT IN THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, WHICH IS 844.62 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 116.90 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 844.62 FEET TO THE AFORESAID SOUTHWEST CORNER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 532.30 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE WEST 33.00 FEET THEREOF TAKEN FOR SOUTH LAWNDALE AVENUE AND ALSO EXCEPTING THE SOUTH 33.00 FEET THEREOF TAKEN FOR WEST 51ST STREET; ALSO EXCEPTING THE FOLLOWING:

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 116.00 FEET OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 AT A POINT, WHICH IS 203.59 FEET NORTH OF THE NORTH LINE OF THE SOUTH 784.38 FEET OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 116.00 FEET, HAVING A BEARING OF NORTH 01 DEGREE, 38 MINUTES, 23 SECONDS WEST (ASSUMED), A DISTANCE OF 176.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID EAST 116.00 FEET, A DISTANCE OF 21.03 FEET TO A POINT, WHICH IS 18.00 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT OF THE CENTERLINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, WHICH FORMS AN ANGLE OF 73 DEGREES, 40 MINUTES, 30 SECONDS FROM SOUTH TO SOUTHWEST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 311.12 FEET TO THE INTERSECTION OF SAID LINE, WITH A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 636.80 FEET, SAID CURVE BEING THE NORTHWESTERLY LINE OF A 66-FOOT WIDE STRIP CONVEYED TO THE TERMINAL RAILROAD COMPANY DESCRIBED IN DOCUMENT 2471256 RECORDED DECEMBER 4, 1896, AND IN OTHER DEEDS, SAID POINT OF INTERSECTION BEING 18.00 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT OF THE CENTERLINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 84.29

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FEET TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 1027.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 368.47 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVED LINE BEING 366.94 FEET AND HAS A BEARING OF NORTH 67 DEGREES, 26 MINUTES, 41 SECONDS EAST; THENCE NORTH 76 DEGREES, 18 MINUTES, 34 SECONDS EAST ALONG SAID TANGENT LINE, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CH1\4253802.1

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Jennifer L. Burton, as attorney for World's Finest Choice, Inc. being duly sworn on oath, states that

_____ resides at _____ . 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 into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she 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 3rd day of June, 2005

Angela Koetters

Notary Public

World's Finest Choice, Inc.
[Signature]
By: Agent as attorney

