

UNOFFICIAL COPY

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WARRANTY DEED

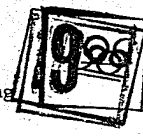
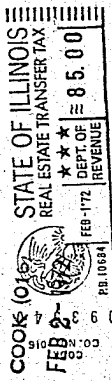
KNOW ALL MEN BY THESE PRESENTS, That SWIFT & COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware, successor by merger to SWIFT & COMPANY, an Illinois corporation (formerly Swift and Company), hereinafter "Grantor", and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid by PIONEER TRUST & SAVINGS BANK, an Illinois corporation, as Trustee under the provisions of a trust agreement dated the 13th day of January, 1969, known as Trust No. 16743, hereinafter "Grantee"; receipt whereof is hereby acknowledged, by these presents does freely give, grant, sell, convey and confirm unto said Grantee the premises in the County of Cook, and State of Illinois, described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, building and fixtures, together with all and singular the rights and appurtenances thereof, to Grantee, its successors and assigns, to its own use and behoof forever.

THIS GRANT is made expressly subject to the following:

1. Taxes for the 1971 and 1972 tax years;
2. Installments of special assessments not delinquent;
3. Easements for sewers and public utilities;
4. Matters of encroachments and questions of survey, if any;
5. Sidetrack agreement, dated June 24, 1927, among Chicago & Northwestern Railway Co., Standard Oil Company, and Swift & Company;
6. License from Swift & Company to Illinois Bell Telephone Company to attach a conduit and cable, dated April 17, 1942;
7. Party wall rights and agreements.
8. Covenants, conditions, and restrictions of record.

And said Grantor hereby covenants with said Grantee and



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See: 4000 W North Ave, Chicago

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successors in interest that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and incumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

IN WITNESS WHEREOF, said SWIFT & COMPANY has caused these presents to be executed in its name by its Vice President and its corporate seal to be hereunto affixed and attested by its Secretary whereunto duly authorized by resolution duly adopted by its Board of Directors, a certified copy of which is attached hereto, this 30th day of December, 1971.

SWIFT & COMPANY



By Roger T. Briggs MEV
Roger T. Briggs - Vice President

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Before me, G. B. Watson, a Notary Public in and for said County in said State on this day in person appeared Roger T. Briggs, Vice President of SWIFT & COMPANY, a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed as the act and deed of said corporation and in the capacity therein stated.

Given under my hand and official seal this 30th day of December, 1971.

G. B. Watson
Notary Public
COMMISSION EXPIRES AUGUST 4, 1973

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Parcel 3.

That part of Block four (4), and of the vacated street Southwest of and adjoining said Block four (4), in the Village of Jefferson, described as:

Beginning at the point of intersection of the Northeast right of way line of the Wisconsin Division of the Chicago and Northwestern Railway with the Southwest line of Milwaukee Avenue, said Southwest line being also the Northeast line of said Block four (4) produced Southeasterly to said right of way line; thence Northwesterly four hundred seventy-five and sixty hundredths (475.60) feet along said Southwest line of said Milwaukee Avenue; thence Southwesterly at right angles to said Milwaukee Avenue twenty-one (21) feet to the point of beginning; thence from said point of beginning continuing Southwesterly at right angles to said Milwaukee Avenue thirty-nine (39) feet; thence Southwesterly ninety-six (96) feet eleven and three quarters (11-3/4) inches, at right angles to the Northeast right of way line of the Chicago and Northwestern Railway, to said right of way line; thence Southeasterly along said right of way line one hundred forty-two (142) feet; thence Northeasterly at right angles to said right of way line forty-eight (48) feet four and one-half (4-1/2) inches; thence Northeasterly at right angles to said Milwaukee Avenue thirty-nine (39) feet to a point twenty-one (21) feet Southwesterly of the said Southwest line of said Milwaukee Avenue; thence Northwesterly along a line twenty-one (21) feet Southwesterly of and parallel to said Southwest line of said Milwaukee Avenue one hundred fifty (150) feet to place of beginning.

Also that part of the vacated street aforesaid, described as follows, to-wit:

Commencing at the most Southerly corner of the hereinabove described real estate; thence Southeasterly along the Northeast right of way line of the Wisconsin Division of the Chicago and Northwestern Railway two hundred thirty-six (236) feet two and three-quarters (2-3/4) inches to its intersection with the Northeasterly face of the concrete retaining wall situated in said vacated street, said point of intersection being ninety-one (91) feet and three (3) inches Northwesterly measured along said right of way line from its intersection with said Southwest line of said Milwaukee Avenue; thence Northerly along the Easterly face of said retaining wall eighty (80) feet and eight (8) inches to a point twenty and fifteen hundredths (20.15) feet Northeasterly of said right of way line measured at right angles thereto; thence Northwesterly in a straight line one hundred fifty-eight (158) feet one and five-eighths (1-5/8) inches along the Northeasterly face of said retaining wall for the greater portion of said distance, to the intersection of said straight line with the Southeasterly line of the premises first hereinabove described at a point twenty (20) feet and one (1) inch Northwesterly of said right of way line measured at right angles thereto; thence Southwesterly along said Southeasterly line of the premises first hereinabove described twenty (20) feet and one (1) inch to the point of beginning.

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RESOLUTION OF THE BOARD OF DIRECTORS
OF
SWIFT & COMPANY

RESOLVED, That in all sales by this Corporation of real property or any interest therein, including leasehold interests and buildings on leased land, owned by this Corporation, where the selling price of such real property or interest therein does not exceed \$200,000, the president, any executive vice president, or any vice president and the secretary or any assistant secretary of this Corporation be and they are hereby authorized and directed to execute such contracts and to make, execute, and deliver such deeds, bills of sale, assignments or other instruments of transfer, and to accept such cash, purchase money mortgages, or other valuable considerations on account of the selling price of said property, as may be necessary or desirable to effect the consummation of such sale.

FURTHER RESOLVED, That any purchaser from this Corporation of any such property or interest therein may rely upon a copy of this resolution certified by the secretary or assistant secretary of this Corporation as being full, complete and satisfactory evidence of the authority of the above-named officers of this Corporation to execute and deliver upon behalf of this Corporation such contract, deed, bill of sale, assignment or other instrument of transfer.

RESOLVED FURTHER, That the resolution adopted May 23, 1968 by the Board of Directors of Swift & Company, an Illinois corporation, granting similar authority except as to dollar amount, which resolution by virtue of the terms of the Plan and Agreement of Merger became binding on Swift & Company, the surviving Delaware corporation, be and it hereby is revoked and canceled.

I, E. J. Grimm, Secretary of Swift & Company, a Delaware corporation, hereby certify that the foregoing is a true and correct copy of resolutions adopted at a meeting of the Board of Directors of said Company held August 23, 1969, at which a quorum was present and acting throughout, as the same stand of record in the minute book of the Company and that the same have not been repealed or amended and remain in full force and effect.

I further certify that Roger T. Briggs, ~~Secretary~~
Vice President and E. J. Grimm, Secretary
of said company were elected to their respective offices on
February 24, 1971, and that they are now serving in
the capacities designated.

IN WITNESS WHEREOF, I hereto subscribe my name and affix
the corporate seal of said Swift & Company this 30 day of December
1971.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 27 1972 10 51 AM

Edmund R. Olson

RECORDED OF DEEDS

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END OF RECORDED DOCUMENT