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(1)

HWB

36489
Smt 1

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, LUCKY STORES, INC., a corporation duly organized and existing under and by virtue of the laws of the State of California, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto FIDELITY LIFE ASSOCIATION, an Illinois mutual legal reserve company, with principal offices at Fulton, Illinois,

{Grantee's Address Golf + Higgins Rd}

the following described real estate to-wit:

PARCEL 1:

Lot 1 in Mobil's Subdivision of part of the North East Quarter of Section 16, Township 41 North, Range 10 East of the Third Principal Meridian.

ALSO

PARCEL 2:

Easement for the benefit of Parcel 1 for ingress and egress over and upon the following described property:

That part of the North East Quarter of Section 16, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the East line of the West 10 acres of the North West Quarter of the said North East Quarter and the South line of Golf Road: Thence South 2 degrees 48 minutes 8 seconds West along said East line of the West 10 acres 440.12 feet; thence North 89 degrees 22 minutes 58 seconds East 888.19 feet, thence North 0 degrees 37 minutes 02 seconds West 70.00 feet, thence South 89 degrees 22 minutes 58 seconds West 837.36 feet, thence North 2 degrees 48 minutes 08 seconds East to the South line of Golf Road, thence South 83 degrees, 22 minutes 58 seconds West along said South line 46.65 feet, to the point of beginning, all in Cook County, Illinois, as reserved in deed recorded July 9, 1970, as Document 21205996 and corrected by deed recorded July 19, 1971, as Document 21551389 and contained in grant recorded November 5, 1971, as Document 21701797, in Cook County, Illinois, situate in the County of Cook, in the State of Illinois.

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Bay 759
Lachner

COOK CO. NO. 115 05031
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY-572 DEPT. OF REVENUE 852.00
PR-10751

UNOFFICIAL COPY

SUBJECT TO:

1. Easement for ingress and egress as shown on the plat of said subdivision over that part of Lot 1 lying between the Southeasterly, Southwesterly and West lines of Lot 2 in Mobil's Subdivision aforesaid and the following described line: beginning at a point on the most Easterly line of Lot 1 at a point 30 feet Southeasterly of the Southeasterly line of Lot 2 in said subdivision (as measured perpendicularly thereto); thence Southwesterly in a straight line 30 feet South of and parallel to said Southeasterly line of Lot 2 to a point 8 feet West of the Southwesterly line of Lot 2 and said Southwesterly line extended Southerly; thence in a Northwesterly direction along said line 8 feet Southwesterly of and parallel to Southwesterly line of Lot 2 and said Southwesterly line extended South to a point 30 feet West of and parallel to the West line of Lot 2, thence North along said parallel line to the North line of Lot 1, at a point which is 30 feet West of the West line of said Lot 2. (affects Parcel 1)
2. Covenants and conditions contained in the Warranty Deed from Hoffman Rosner Corporation to Lucky Stores, Inc., dated February 17, 1971, and recorded February 24, 1971, as Document 21405417, that the land shall not be used for storage, sale, distribution or advertising of petroleum or petroleum products or by-products thereof, said covenants to run with the land and be inserted in any deed of conveyance. (affects Parcel 1)
3. Easement for ingress and egress, as granted in the Warranty Deed recorded February 24, 1971, as Document 21405417, over that part of Parcel 1 falling in the following described premises: Commencing at the Northwest corner of Lot 2 in said Mobil's Subdivision; thence West along the North line of Lot 1 in said subdivision a distance of 30 feet, thence South along a line parallel with the West line of said Lot 2, to its intersection with a line as extended Northwesterly 8 feet Southwest of and parallel with the Southwesterly line of said Lot 2, thence Southeasterly along said intersection and said line 8 feet Southwesterly of and parallel with the Southwest line of said Lot 2, to its intersection with a line 30 feet Southeasterly of the Southeasterly line of said Lot 2 as extended Southwesterly, thence Northwesterly along said intersection line said line 30 feet Southeasterly of and parallel with the Southeasterly line of said Lot 2 to the Northeastly line of Lot 3, thence Northwesterly along said Northeastly line of said Lot 3, to the most Easterly corner of said Lot 2, thence Southwesterly along the Southeasterly line of said Lot 2, to a point 10 feet Northeastly of the most Southerly corner of said Lot 2, thence Northwesterly and parallel with the Southwesterly line of said Lot 2, to the West line of said Lot 2, thence North along the West line of said Lot 2 to the point of beginning in Cook County, Illinois. (affects Parcel 1)
4. Right of the Public and the State of Illinois in and to the North 20 feet of the land condemned for widening of Golf Road on a petition of the Department of Public Works and Building filed July 6, 1971, in Case No. 71L8422, Circuit Court, Cook County, Illinois. (affects North twenty (20) feet of Parcel 2)
5. Terms, provisions and conditions relating to the easement described as Parcel No. 2 contained in the instrument creating such easement.

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