

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 801  
OCTOBER, 1974  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*William J. Nealon*  
NOTARY PUBLIC

WARRANTY DEED

Statutory (ILLINOIS)

MAR 1 1974 2 11 PM

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(Corporation to Corporation)

(The Above Space For Recorder's Use Only)

THE GRANTOR ELVERA CORPORATION,

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 for and in consideration  
of Ten (\$10.00) DOLLARS.


has been paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYED and WARRANTED to A. LAKIN & SONS, INC.,  
whose address is 2044 N. Dominick St., Chicago, Ill. 60614,  
a corporation organized and existing under and by virtue of the laws of the State of Illinois  
having its principal office in the City of Chicago County of Cook  
and State of Illinois the following described Real Estate situated in the County of  
Cook and State of Illinois, to wit:

Legally described on the reverse side hereof, together with  
easements appurtenant thereto and other rights hereby granted,  
under the caption: "Legal Description of Premises and Easements  
Appurtenant thereto and Certain Rights of Grantee Conveyed in  
Warranty Deed on Reverse Side Hereof";

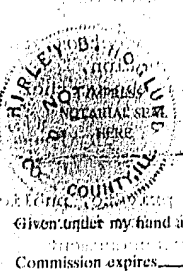
Subject to matters appearing on the reverse side hereof under  
the caption: "Matters to which said Deed is Subject".

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In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name  
to be signed to these presents by its Secretary, this 30th day of December, 1973.

 ELVERA CORPORATION  
BY: Mary S. Terece PRESIDENT  
ATTEST: Gauline A. Terece SECRETARY

State of Illinois County of Cook ss. I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY, that William J. Nealon & Pauline Terece  
personally known to me to be the President of the Elvera Corporation,

 Illinois  
corporation, and Secretary 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 instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such President and Secretary, they signed  
and delivered the said instrument as President and  
Secretary of said corporation, 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 deed of said corporation, for the uses and purposes therein set forth.  
Given under my hand and official seal, this 25th day of February, 1974  
Commission expires 10/3 1974 William J. Nealon  
NOTARY PUBLIC

This Instrument made by: William J. Nealon, One First National Plaza,  
Chicago, Ill. 60670

MAIL TO: { (Name)  
(Address)  
(City, State and Zip)

ADDRESS OF PROPERTY:  
Rear of 2929 N. Paulina St.  
Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

OR RECORDER'S OFFICE BOX NO. 128

COOK COUNTY CLERK'S OFFICE  
STATE OF ILLINOIS  
RECORDS & CLERK'S OFFICE  
AFFIX "RIDERS" OR REVENUE STAMPS HERE

22 642 677  
DOCUMENT NUMBER

62-77-6026  
M-1

GEORGE E. COLE  
LEGAL FORMS

WARRANTY DEED  
Corporation to Corporation

TO

LEGAL DESCRIPTION OF PREMISES AND EASEMENTS  
APPURTENANT THERETO AND CERTAIN RIGHTS TO GRANTEE  
CONVEYED IN WARRANTY DEED ON REVERSE SIDE HEREOF

That part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, Described as Follows: Commencing at a point on the East line of North Paulina Street, 565.17 feet South of the Southeast Corner of said North Paulina Street and West Wellington Avenue; thence East along a line parallel with and 565.17 feet South of the South line of said West Wellington Avenue (said South line being 33.0 feet South of and parallel with the North line of the Southeast Quarter of the Northeast Quarter of Section 30 aforesaid), 290.0 feet to the place of beginning of this description; thence South parallel with the East line of North Paulina Street, 43.0 feet; thence East along a line 608.17 feet South of and parallel with said South line of West Wellington Avenue to the point of intersection with the center line of the 17 foot easement described in Document No. 14274269 recorded March 18, 1948; thence Northeasterly along said center line to the point of intersection of said center line and said line 565.17 feet South of and parallel with the South line of said Wellington Avenue; thence West along said parallel line to the place of beginning; all in Cook County, Illinois;

Together with any and all easement rights for the benefit of said premises created by instrument Document 14274269 relating to railroad switch track and all other rights and easements appurtenant to said premises and certain additional rights, as follows:

Grantee herein shall have the right to remove from the premises hereby conveyed that portion of the building located on said premises and also on Grantor's premises adjoining on the North, providing it shall at its sole cost and expense: Erect a new South wall for that portion of said building which shall remain on Grantor's premises on the North, such wall shall be of adequate strength and suitable material and construction, and Grantee shall, during the period of such removal and construction, protect such North portion of the building from damage from the weather and loss by theft or vandalism.

MATTERS TO WHICH SAID DEED IS SUBJECT

Covenants, conditions and restrictions of record, if any; private, public and utility easements, if any; special taxes or assessments for improvements not due at the date hereof, if any; special taxes or assessments for improvements heretofore completed, if any; general taxes for the year 1973; and Easement for switch track created by instrument Document 14274269.

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END OF RECORDED DOCUMENT