

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corp. to Ind.)
Geo. F. Cole & Co. Chicago LEGAL BLANKS

No. 803

Approved by { The Chicago Real Estate Board
The Chicago Title and Trust Co.

23 821 348

This Indenture, made this 31st day of

December, A. D. 1976 between CAMERON-BROWN COMPANY,

a corporation created and existing under and by virtue of the laws of the State of North Carolina

and duly authorized to transact business in the State of _____, party of the first part,

and MAGNUM LAND CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois _____ in the County of _____

and State of _____, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00)

_____ Dollars in hand paid by the party of the second part, the receipt whereof is

hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its successors

_____ heirs and assigns, FOREVER, all the following described lot, piece or parcel, of land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached as a rider hereto and made a part hereof.

Address of Grantee Suite 600
Fourth Financial Center
Wichita, Kansas 67202

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, its heirs and assigns forever.

successors

And the said Cameron-Brown Company

party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, its successors, heirs and assigns, that it 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 premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused

its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this

31st day of December A. D. 1976.



CAMERON-BROWN COMPANY

By _____ Vice President

ATTEST _____ Paul H. Albritton, Jr. Assistant Secretary

23821348

STATE OF MINNESOTA
COUNTY OF HENNEPIN

ss.

I, Wayne A. Vander Vort, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Per Krogh Andresen, Jr.
personally known to me to be the Vice President of the
CAMERON-BROWN COMPANY, a North Carolina
corporation, and Paul H. Albricton personally known to me to be the Assistant
Secretary of said ~~company~~ corporation, and personally known to me to be the same persons whose names are
subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged
that as such Vice President and Assistant Secretary, they signed and delivered the said instrument
as Vice President and Assistant Secretary of said ~~company~~ corporation, and caused the corporate seal of
said ~~company~~ corporation to be affixed thereto, pursuant to authority, given by the Board of Directors
of said ~~company~~ corporation as their free and voluntary act, and as the free and voluntary act and deed of said
~~company~~ corporation, for the uses and purposes therein set forth.

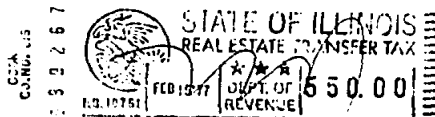
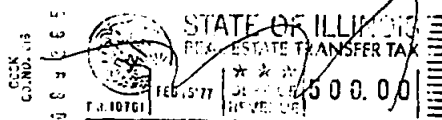
GIVEN under my hand and

seal this 31st day of December

A. D. 1976

Wayne A. Vander Vort
Wayne A. Vander Vort
Notary Public, Hennepin County, Minnesota
My Commission Expires: March 30, 1978

23821348



SPECIAL
Warranty Deed
Corporation to Individual

TO

ADDRESS OF PROPERTY:

This instrument was prepared by:

Wayne A. Vander Vort, Esquire
Barnett, Ratelle, Hennessy,
Vander Vort, Stasel & Herzog, P.A.
4624 IDS Center
Minneapolis, Minnesota 55402

MAIL TO:

Wayne A. Vander Vort, Esquire
4624 IDS Center
Minneapolis, Minnesota 55402

GEORGE E. COLE COMPANY

Exhibit "A"

Parcel of land comprised of a part of the West 2/3 of the South West 1/4 of Section 21, and a part of the North West 1/4 of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:
Beginning at a point on the South line of the South West 1/4 of said Section 21, which is 33.00 feet East of the South West corner thereof and running thence North along the East line of the West 33.00 feet of said South West 1/4 of Section 21, a distance of 510.33 feet to an intersection with a line which is 2139.00 feet South from and parallel with the North line of said South West 1/4 of Section 21; thence East along said parallel line, a distance of 1137.78 feet, to a point which is 599.85 feet, (measured along said parallel line) West from the East line of the West 2/3 of the South West 1/4 of Section 21; thence Southeastwardly along the arc of a circle, convex to the North East, tangent to said parallel line and having a radius of 420.00 feet, a distance of 529.45 feet to an intersection with a line which is 200.00 feet, measured perpendicularly West from and parallel with the East line of the West 2/3 of the South West 1/4 of Section 21, which point of intersection is 2430.79 feet, measured along said parallel line South from the North line of said South West 1/4 of Section 21; thence South along said last described parallel line and along said parallel line extended, a distance of 253.87 feet to an intersection with the South line of the North 31.00 feet of said North West 1/4 of said Section 28; thence West along the said South line of the North 31.00 feet of the North West 1/4 of Section 28, a distance of 1537.69 feet to an intersection with the East line of the West 33.00 feet of said North West 1/4 of Section 28, and thence North along the East line of the West 33.00 feet aforesaid, a distance of 31.00 feet to the point of beginning, all in Cook County, Illinois.

23 821 348

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

County of Cook

SS.

John E. Gordon, hereinafter referred to as the affiant deposes and states as follows:

That the provisions of Chapter 109 of the Illinois Revised Statutes entitled "Plats" do not apply and no plat is required for the attached conveyance for the reason stated below: (Circle appropriate provision)

① This is a division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. This is a division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

3. This is a sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. This is a conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. This is a conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. This is a 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;

7. This is a conveyance made to correct descriptions in prior conveyances.

8. This is a sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.



Signature John E. Gordon

Address 61 W. Washington Street

Chicago, Illinois

SUBSCRIBED AND SWORN TO before me this 16th day of February, 1972, a Notary Public in and for the State and County.

Joan Bornman
Notary Public

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Property of

Parcel of land comprised of a part of the West 2/3 of the South West 1/4 of Section 21, and a part of the North West 1/4 of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:
Beginning at a point on the South line of the South West 1/4 of said Section 21, which is 33.00 feet East of the South West corner thereof and running thence North along the East line of the West 33.00 feet of said South West 1/4 of Section 21, a distance of 510.33 feet to an intersection with a line which is 2139.00 feet South from and parallel with the North line of said South West 1/4 of Section 21; thence East along said parallel line, a distance of 1137.78 feet, to a point which is 599.85 feet, (measured along said parallel line) West from the East line of the West 2/3 of the South West 1/4 of Section 21; thence Southeastwardly along the arc of a circle, convex to the North East, tangent to said parallel line and having a radius of 420.00 feet, a distance of 529.45 feet to an intersection with a line which is 200.00 feet, measured perpendicularly West from and parallel with the East line of the West 2/3 of the South West 1/4 of Section 21, which point of intersection is 2430.79 feet, measured along said parallel line South from the North line of said South West 1/4 of Section 21; thence South along said last described parallel line and along said parallel line extended, a distance of 253.77 feet to an intersection with the South line of the North 31.00 feet of said North West 1/4 of said Section 28; thence West along the said South line of the North 31.00 feet of the North West 1/4 of Section 28, a distance of 137.69 feet to an intersection with the East line of the West 33.00 feet of said North West 1/4 of Section 28, and thence North along the East line of the West 33.00 feet aforesaid, a distance of 31.00 feet to the point of beginning, all in Cook County, Illinois.

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Bonus

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