

UNOFFICIAL COPY

103 DEED - BARGAIN AND SALE COVENANT AGAINST GRANTOR
IND. TO IND. OR CORP.

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49 EDISON PLACE, NEWARK, N. J. 07102

6785
to
10/1/77

1322309

This Indenture, 23 984 253

Made the 15th day of April 1977,
between Engelhard Minerals & Chemicals Corporation, a Delaware corporation, with principal offices located at 430 Mountain Avenue

~~xxxxxx~~
in the Township of Murray Hill in the County of Union and State of New Jersey herein designated as the Grantors,
And Super-Cut, Inc., a Delaware corporation, with principal offices located at 3417 North Knox Avenue

~~xxxxxx~~
in the City of Chicago in the County of Cook and State of Illinois herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of "Two hundred eighty-four thousand, four hundred seven and 14/100 dollars (\$284,407.14)"

lawful money of the United States of America, to the Grantees in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All tract^s or parcel^s of land and premises, situate, lying and being in the City of Chicago in the County of Cook and State of Illinois, more particularly described as follows:
Illinois

6522313H

285

per Exhibit A attached

STATE OF ILLINOIS
REAL ESTATE DEPARTMENT
RECEIVED
MAY 27 1977
205.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
410.00
RECEIVED
MAY 27 1977

410.00

1400

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EXHIBIT A

Parcel "A":

The south 3 feet of Lot 20, all of Lots 21, 22, 23 and 24 in Block 2 in E. L. Smith's Addition to Irving Park, a subdivision in the north 1/2 of the east 40 acres of the west 1/2 of the south west 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel "B":

Lots 1 and 2 in Block 3 and all of the vacated street lying between and adjoining Lot 24 in Block 2 and Lot 1 in Block 3 in E. L. Smith's Addition to Irving Park, a subdivision in the north 1/2 of the east 40 acres of the west 1/2 of the south west 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian (except the east 5 acres of said west 1/2 of the south west 1/4 according to the plat thereof recorded July 12, 1871 and re-recorded June 3, 1872 in Cook County, Illinois (excepting therefrom the following described part of said Lot 2 in Block 3 in E. L. Smith's Addition to Irving Park presently occupied by building structure and described as follows:

BEGINNING at a point on the south line of Lot 2 which point is 6.91 feet east from the south west corner thereof and at the west face of a brick building and running thence north parallel with the west line of said Lot 2 and along the said west face of a building a distance of 3.0 feet to the north west corner of said building, thence east along the north face of said building a distance of 25.23 feet to another corner of said building which is 2.75 feet north from the said south line of Lot 2; thence south parallel with said west line of Lot 2 and along an east face of said building, a distance of 2.43 feet to an angle in said building which is 0.32 feet north from said south line of Lot 2; thence east along another north face of said building a distance of 21.97 feet to another corner of said building which is 0.26 feet north from said south line of Lot 2; thence south parallel with said west line of Lot 2 and along the east face of said building, a distance of 0.26 feet to said south line of Lot 2, and thence west along said south line of Lot 2 a distance of 47.20 feet to the place of beginning) all in Cook County, Illinois.

Parcel "C":

The north 160 feet of the south 373 feet of the west 65 feet of the east 165 feet of the north west 1/4 of the south west 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel "D":

Lots 3 and 4 in Block 3 in E. L. Smith's Addition to Irving Park, a subdivision in the north 1/2 of the east 40 acres of the west 1/2 of the south west 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded July 12, 1971 as Document Number 104530 in Book 173 of Maps Page 67 and re-recorded January 3, 1972 as Document Number 7672 in Book 1 of Plat Page 13, in Cook County, Illinois.

Parcel "E":

A part of Lot 2 in Block 3 in E. L. Smith's Addition to Irving Park, being the north 1/2 of the east 40 acres of the west 1/2 of the south west 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian (except the east 1/4 acres) which part of Lot 2 is presently occupied by building structure and is more particularly described as follows:

BEGINNING at a point on the south line of said Lot 2 which is 6.91 feet east from the south west corner thereof and at the west face of a brick building and running thence north parallel with the west line of said Lot 2 and along the said west face of building a distance of 3.0 feet to the north west corner of said building; thence east along the north face of said building a distance of 25.23 feet to another corner of said building which is 2.75 feet north from said south line of Lot 2; thence south parallel with said west line of Lot 2 and along an east face of said building a distance of 2.43 feet to an angle in said building which is 0.32 feet north from said south line of Lot 2; thence east along another north face of said building a distance of 21.97 feet to another corner of said building which is 0.26 feet north from said south line of Lot 2; thence south parallel with said west line of Lot 2 and along the east face of south building a distance of 0.26 feet to said south line of Lot 2, and thence west along south line of Lot 2, a distance of 47.20 feet to the point of beginning, all in Cook County, Illinois.

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Property of Cook County Clerk's Office

State of New Jersey, } ss.:
County of Union
Be it Remembered, that on this 15th day of April 19 77, before me,
the subscriber,

personally appeared Joseph Feldstein
who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that
he is the Assistant Secretary of Engelhard Minerals & Chemicals
Corporation, the Corporation named in the within Instrument;
that Collister Johnson is the Vice
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said Vice President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn to and subscribed before me,
the date aforesaid.

Notary Public



Joseph Feldstein
Joseph Feldstein

23 984 253

23984253

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversions and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever hereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

ENGELHARD MINERALS & CHEMICALS CORPORATION
Colleston Johnson (L.S.)
By Vice President

ATTEST:

Judy Dalton (L.S.)
Assistant Secretary

State of New Jersey, County of _____ } ss.: Be it Remembered,
that on _____ 19____, before me, the subscriber,
personally appeared

who, I am satisfied, the person named in and who executed the within Instrument, and thereupon acknowledged that signed, sealed and delivered the same as act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined by N.J.S. 17:27, 1968, c. 40, Sec. 1 (c), is \$



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Edwin P. ...

RECORD OF DEEDS

*23904253

RECORD OF DEEDS
FILED FOR RECORD

JUN 21 9 00 AM '77

Deed

TO

Dated	19
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MAIL TO:
 M. REGIST STURMAN
 105 W. ADAMS ST., RT. 2/30
 CHICAGO, IL 60603

Box 533

END OF RECORDED DOCUMENT