

24528612

LIMITED WARRANTY DEED

THIS IS A DEED dated as of June 12, 1978, by SECOND SARAC, INC., a Delaware corporation with offices at 23 Wall Street, New York, New York (herein called "Grantor"), to SHELL OIL COMPANY, a Delaware corporation with offices at Two Shell Plaza, Houston, Texas 77001 (herein called "Grantee"):

GRANTOR for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated in the County of Cook and State of Illinois, to wit:

THAT PART of Lot A in FOREST SUBDIVISION, Unit No. 4, a part of the east one-half of the Northwest Quarter of Section 10, and part of the Southwest Quarter of Section 9, all in Township 42 North, Range 11 East of the Third Principal Meridian, as recorded April 24, 1956, as Document No. 165877, in Book 467 of Plats, Pages 45 to 47, in Cook County, Illinois, described as follows: Beginning at the Northeast corner of said Lot A, thence South along the East line of said Lot A, a distance of one hundred twenty-two and thirty hundredths (122.30) feet to the South line of said Section 9; thence continuing South along the East line of said Lot A along a line forming an angle of 183 degrees 34 minutes 10 seconds from North to West to South with the last described line, a distance of two and seventy hundredths (2.70) feet; thence West along a line forming an angle of 91 degrees 39 minutes 30 seconds from North to West with the last described line, a distance of one hundred twenty-five and no hundredths (125.00) feet; thence North along a line drawn from a point in the Northerly line of said Lot A which is a distance of one hundred twenty-five and no hundredths (125.00) feet westerly of the point of beginning, a distance of one hundred twenty-five and no hundredths (125.00) feet; thence Easterly along the Northerly line of said Lot A, a distance of one hundred twenty-five and no hundredths (125.00) feet to the point of beginning, hereinafter called the "Main Parcel";

together with all of Grantor's right, title and interest in and to exclusive, permanent easements over and across the following described land adjoining the Main Parcel:

- (a) BEGINNING at the Southeast corner of the Main Parcel and running thence Easterly on a line being a projection Easterly of the South line of the Main Parcel to a point in the Westerly edge of the concrete pavement of Elmhurst Road; thence Southerly along the said edge of the concrete pavement twenty-five (25) feet to a point; thence in a Northwesterly direction to a point in the Southerly line of the Main Parcel; thence Easterly along the Southerly line of the Main Parcel fifteen (15) feet to the point of beginning; subject, however, to all existing rights of Governmental authorities in and to said parcel for highway use; and
- (b) BEGINNING at the Northwest corner of the Main Parcel and running thence Northerly on a line being a projection Northerly of the West line of the Main Parcel to a point in the South edge of the concrete pavement of Dundee Road; thence Westerly along the said edge of the concrete pavement ten (10) feet to a point; thence Southeasterly to the point of beginning; subject, however, to all existing rights of Governmental authorities in and to said parcel for highway use;

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

E. J. Waldschmidt
C. E. Waldschmidt
7/6/78

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PREPARED UNDER THE DIRECTION AND SUPERVISION OF AREA ATTORNEY, SHELL OIL COMPANY, 1415 WEST 22nd STREET, OAK BROOK, ILLINOIS.

for permanent ingress and egress to and from the Main Parcel with the right to install and maintain driveways, curbing and lights thereon; together with a permanent easement for the benefit of Main Parcel for the purpose of installing, laying and maintaining an underground sewer line from Main Parcel on said easement consisting of a twenty (20) foot wide strip, the center line of said strip being described as follows:

THAT PART of Lot A in Dunhurst Subdivision, Unit No. 4, a part of the East One-half of the Northwest Quarter of Section 10 and part of the Southwest Quarter of Section 3, all in Township 42 North, Range 11, East of the Third Principal Meridian, as recorded April 24, 1956, as Document No. 16559719 in Book 467 of Plans, pages 45 to 47, described as follows: Beginning at the center point of an existing manhole to an existing 8 inches in diameter sewer, said point being three hundred twenty-seven (327) feet North of the South line and one hundred twenty-one and thirty-eight hundredths (121.38) feet West of the East line of said Lot A, thence North, a distance of one hundred fifty-nine (159) feet to a point which is one hundred twenty-two and fifteen hundredths (122.15) feet West of the East line of said Lot A, thence continuing North, a distance of one hundred twelve (112) feet, more or less, to the South line of Main Parcel, said point being one hundred twenty (120) feet West of the East line of said Lot A, as created by deed from Benjamin Ordower, Trustee under Trust No. 87 dated June 25, 1956, to Shell Oil Company, a Delaware corporation, dated April 16, 1956, and recorded April 16, 1957, as Document No. 16879208 and as contained in grant by Cosmopolitan National Bank of Chicago, as Trustee under Trust Agreement dated July 1, 1957, and known as Trust No. 6605 successor in trust to Benjamin Ordower as Trustee under Trust No. 87 dated June 25, 1956, to Shell Oil Company, a Delaware corporation, dated December 31, 1957, and recorded February 25, 1958, as Document No. 17141639, all in Cook County, Illinois.

BEING THE SAME PREMISES conveyed to Grantor herein by that certain deed dated June 16, 1958, from SHELL OIL COMPANY, a Delaware corporation, recorded under Document Number 17249012, Book 56312, Page 24, in the Office of the Recorder of Deeds for Cook County, Illinois.

together with all rights, privileges and appurtenances thereto, all buildings and land improvements thereon, and all of Grantor's right, title and interest, if any, in each public way adjoining the premises.

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns forever.

SUBJECT to the liens of all taxes and assessments for the year 1978 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons (except Grantee) claiming by, through or under Grantor.

EXECUTED by Grantor by its Vice President (hereunto duly authorized) as of the date first therein specified.

SECOND SABAC, INC.

WITNESSES:

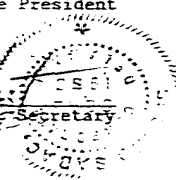
John M. Lundquist
Walter J. Luning

By Charles E. Reed
Charles E. Reed Vice President

ATTEST:
Walter J. Luning
Walter J. Luning Secretary

PREPARED UNDER THE DIRECTION AND SUPERVISION
OF AREA ATTORNEY, SHELL OIL COMPANY,
1415 WEST 22nd STREET, OAK BROOK, ILLINOIS.

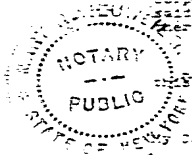
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UNOFFICIAL COPY

STATE OF *New York*
COUNTY OF *New York* SS:

I, *Mary E. Neuwiler*, a Notary Public in and for said County in said State, do hereby certify that *Clifford E. Ricci* and *L. Carter B. Short* personally known to me to be the same persons whose names are, respectively, as *Vice President* and *Assistant Secretary* of *Richard Sabee, Inc.* *Neuwiler* corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.



IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this *12th* day of *June*, 19 *78*.

My Commission expires: *March 30, 1979*

Mary E. Neuwiler
Notary Public
MARY E. NEUWILER
Notary Public, State of New York
No. 41-452949 - Qualified in Queens Co.
Gene Filed in New York County
Commission Expires March 30, 1979

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END OF RECORDED DOCUMENT