

UNOFFICIAL COPY

September, 1978

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

24 635 618

(The Above Space for Recorder's Use Only)

11.00

THE GRANTOR OKLAHOMA OIL CO.

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to CHURCH'S FRIED CHICKEN, INC., a Texas corporation, P. O. Box B # 001, San Antonio, Texas 78284

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal description attached hereto as Exhibit A.

Subject to those matters set forth on Exhibit A attached hereto

By acceptance of this deed, and as part of the consideration therefor, Grantee covenants that the premises conveyed herein shall not be used in connection with the sale, at retail or wholesale, of petroleum products for a period of ten (10) years from the date hereof, which covenant shall run with the land. Grantor agrees that for a period of one (1) year from the date hereof and thereafter for so long as Grantee or its successors or assigns or licensees shall operate or cause to be operated a fast food service store on the Real Estate, no land owned by Grantor at the date hereof which is located within one thousand feet of any boundary of the Real Estate shall be used for or shall have located thereon any building or structure used for, the operation of a fast food service establishment of any kind.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 5th day of July, 1978.

OKLAHOMA OIL CO. BY James J. Hanniger, Vice President ATTEST Sherwin J. Malkin, Assistant Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County of Cook, do hereby certify that James J. Hanniger, Vice President of the Oklahoma Oil Co. and Sherwin J. Malkin, Assistant Secretary of said 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 such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant 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 5th day of July, 1978. Commission expires 4/23 1980. Notary Public: Sheldon Gottlieb

This instrument was prepared by Sherwin J. Malkin, 33 N. Dearborn Street, Chicago, Illinois 60606

ADDRESS OF PROPERTY: Crgo Title & Trust, 111 W. Washington, Crgo, Ill. 60602

RECORDER'S OFFICE BOX NO. 533. ATTN: Linda Davis 363411

65-89-396 Cmt/C

20-28-420-043

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE

CITY OF CHICAGO REAL ESTATE TRANSFER TAX DEPT. OF REVENUE

DOCUMENT NUMBER 24 635 618



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EXHIBIT A

LEGAL DESCRIPTION ATTACHED TO
DEED DATED JULY 5, 1978
FROM OKLAHOMA OIL CO. TO
CHURCH'S FRIED CHICKEN, INC.

PARCEL 1:
LOTS 27 AND 28 (EXCEPT THAT PORTION TAKEN IN CONDEMNATION CASE NUMBER
58S5316), IN BLOCK 4 IN CARELIN'S SUBDIVISION IN THE SOUTH EAST 1/4 OF
THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 20 AND 21 AND LOTS 22 TO 26, INCLUSIVE, (EXCEPT THAT PART CONVEYED
TO COOK COUNTY AS PER DOCUMENT NUMBER 17047891) (EXCEPT THAT PORTION
TAKEN IN CONDEMNATION CASE NUMBER 58S5316) IN BLOCK 4 IN CARELIN'S
SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 28,
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Subject to:

POSSIBLE ENCROACHMENT OF THE FOUNDATIONS AND SUB-SURFACE
PORTIONS OF THE BUILDING LOCATED IN THE NORTHWEST CORNER OF THE
LAND OVER THE NORTH LINE AND THE WEST LINE OF THE LAND.
(AFFECTS 20 AND 21, AND LOTS 22 TO 26, INCLUSIVE).

POSSIBLE ENCROACHMENT OF THE FOUNDATION AND SUB-SURFACE PORTIONS
OF THE BUILDING LOCATED IN THE SOUTHWEST CORNER OF THE LAND OVER
THE SOUTH LINE AND THE WEST LINE.
(AFFECTS LOTS 20 AND 21, AND LOTS 22 TO 26, INCLUSIVE)

General Real Estate taxes for 1977 and subsequent years which shall be prorated to closing

24 635 618

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 20 2 23 PM '78

Sidney R. Wilson

RECORDER OF DEEDS

*24635614

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 20 2 23 PM '78

Sidney R. Wilson

RECORDER OF DEEDS

*24635618

Property of Cook County Clerk's Office

SEP 20 1978

RECORDED DOCUMENT