

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 801
September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Corporation)

24288533

(The Above Space For Recorder's Use Only)

THE GRANTOR 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, for and in consideration
of Ten (\$10.00) Dollars and other good and valuable consideration ~~XXXXXXXXXX~~

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS to First American Realty, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Texas
having its principal office at the following address Suite 153, 2639 Walnut Hill Lane,
Dallas, Texas 75229, the following described Real Estate situated in the County of
Cook and State of Illinois, to wit:

See Exhibit A attached hereto and incorporated herein and made a
part hereof. Subject, however, to the interest described on
Exhibit B attached hereto and by this reference incorporated
herein for all purposes.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
to be signed to these presents by its George J. Ablah President, and attested by its
Wayne A. Vander Vort Secretary, this 28th day of December, 1977.



MAGNUM LAND CORPORATION
(NAME OF CORPORATION)
BY George J. Ablah PRESIDENT
ATTEST: Wayne A. Vander Vort SECRETARY

State of Illinois, County of Hennepin ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that George J. Ablah
personally known to me to be the President of the Magnum Land Corporation



corporation, and Wayne A. Vander Vort 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 George J. Ablah President and Wayne A. Vander Vort Secretary, they signed
and delivered the said instrument as President and Secretary
Secretary of said corporation, and caused the corporate seal of said corporation
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 28th day of December, 1977.
Jeanette J. Kallgren
NOTARY PUBLIC - MINNESOTA
My Commission Expires June 23, 1979
This instrument was prepared by Wayne A. Vander Vort, 4624 IDS Center, Minneapolis
(NAME AND ADDRESS) Minnesota 55402

ADDRESS OF PROPERTY:
11859 South Central Avenue
Alsip, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

101225 43 (3)

Box 15

24288533

AFFIX "RIDERS" OR REVENUE STAMPS HERE

3500w
R/S

DOCUMENT NUMBER

Prepared By
AND
MAIL TO:

Wayne A. Vander Vort, Esquire
(Name)
4624 IDS Center
(Address)
Minneapolis, Minnesota 55402
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

UNOFFICIAL COPY

1978 JAN 17 PM 3 29

JAN 17 1978 5 10 990 * 24288533 * A --- 131

Property of Cook County Clerk's Office

12⁰⁰

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 17 78
700.00
RB. 10761
102022
COOK
CLERK
CASH. USE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 17 78
700.00
RB. 10761
102923
COOK
CLERK
CASH. USE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 17 78
700.00
RB. 10761
102929
COOK
CLERK
CASH. USE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 17 78
700.00
RB. 10761
102930
COOK
CLERK
CASH. USE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 17 78
700.00
RB. 10761
102931
COOK
CLERK
CASH. USE

24288533

WARRANTY DEED

Corporation to Corporation

01

GEORGE E. COLE
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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 2159.00 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.

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EXCEPTIONS TO TITLE

1. Easement over the Westerly ten (10) feet of the premises for the installation, maintenance, repair and replacement of sewer lines as contained in Deed recorded April 2, 1973 as Document No. 22,270,511.
2. Easement over the Northerly nine (9) feet of the extreme Southerly fourteen (14) feet of the premises for the installation, maintenance, repair and replacement of a private 8" sanitary sewer line as contained in Deed recorded April 2, 1973 as Document No. 22,270,511.
3. Covenants, conditions and restrictions contained in a Deed executed by Continental Illinois National Bank and Trust Company of Chicago, as trustee under the Trust Agreement dated January 3, 1927 and known as trust No. 5978 recorded on April 2, 1973 as Document No. 22,270,511, relating to the cost and expense of maintaining a fence on the premises and that Indiania Harbor Belt Railroad Company is not obligated to pay for said fence and that the grantee may not claim or demand any compensation for damages which may be incurred through the operation, maintenance, repair or renewal of said railroad, or demand or claim compensation for damages which may be incurred by the separation or change of grades of said railroad and/or streets, avenues, etc.
4. Easement over the East ten (10) feet of the West 43 feet (except the North 959 feet thereof) of the South-west Quarter (SW1/4) of Section 21, Township 37 North, Range 13 East for sewer purposes as contained in grant recorded October 29, 1971 as Document No. 21,693,169.
5. Easement over the premises for ingress and egress for pedestrian and vehicle traffic over and across portions of the land as contained in grant made by and between J. Robert Carlton and LaSalle National Bank under trust 43649, 40605 and 43807 recorded on July 31, 1973 as Document No. 22,420,749 over that portion of the premises shown in Exhibit "A" attached thereto.
6. Easement over the land for the purpose of laying, operating, maintaining, replacing an 8" water main running from a water tank as contained in grant made by J. Robert Carlton and LaSalle National Bank under trusts 43649, 40605 and 43807 recorded on July 31, 1973 as Document No. 22,420,750 over that part of the premises described in Exhibit "A" attached thereto.
7. Easement over the Southerly ten (10) feet of the Northerly thirty-six (36) feet of the West two-thirds (W2/3) (except the West 33 feet thereof) of the Northwest Quarter (NW1/4) of Section 28, Township 3, North, Range 13 East for water main purposes as contained in grant recorded October 29, 1971 as Document No. 21,693,169.
8. Amended Water Tank Easement Agreement dated April 29, 1977 and recorded on January 10, 1978, as Document No. 24-279-280.
9. The lien for real estate taxes and special assessments.
10. Miscellaneous month-to-month leases between Magnum Land Corporation, Lessor, and Leaseway Warehouse, Inc., Lessee.

24286533

Box 15
EXHIBIT "B"

END OF RECORDED DOCUMENT