

# UNOFFICIAL COPY

GEORGE F. COLES  
LEGAL FORMS

NO. 804  
September, 1975

### WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1980 OCT 23 PM 2:18

(The Above Space For Recorder's Use Only)

25636537

*Sherwin J. Malkin*  
RECORDER OF DEEDS

COOK  
CC. NO. 215

25636537

RECEIVED  
OCT 23 1980  
C. I. I.  
232.50  
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232.50

67-07-99014

THE GRANOR 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 and no/100 DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS to HARRY O. ROHDE, a bachelor  
(NAME AND ADDRESS OF GRANTEE)

111 W. Washington Street, Chicago, Illinois 60602

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

LEGAL DESCRIPTION IS SET FORTH ON EXHIBIT A ATTACHED HERETO.

Subject to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed; general taxes for 1980 et seq.

As part of the consideration herein, grantee covenants that the real estate conveyed herein shall not be used in connection with the sale, at retail or wholesale, of motor fuel for highway use for a period of ten (10) years from the date hereof, which covenant shall run with the land.

11.00

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 Vice President, and attested by its Assistant Secretary, this 19th day of September, 1980.

OKLAHOMA OIL CO. (NAME OF CORPORATION)  
BY James J. Hannigan 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 and State aforesaid, DO HEREBY CERTIFY that James J. Hannigan personally known to me to be the Vice President of the Oklahoma Oil Co.

corporation, and Sherwin J. Malkin personally known to me to be the 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 as 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 19th day of September, 1980  
Commission expires April 16 1984 Marcy E. Miller NOTARY PUBLIC

This instrument was prepared by Sherwin J. Malkin, 33 N. Dearborn Street, Chicago, IL  
(NAME AND ADDRESS) 60602

MAIL TO: Constantine Drugas  
1 N. La Salle  
Chgo 60602  
(City, State and Zip)

ADDRESS OF PROPERTY:  
7857 S. Harlem Avenue  
Burbank, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO:

BOX 533

19-30-300-013

C. I. I.  
232.50  
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OCT 23 1980  
C. I. I.  
232.50  
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RECORDER'S OFFICE BOX NO

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## PARCEL 1:

THE EAST 164.5 FEET OF THE WEST 214.5 FEET OF THE NORTH 300 FEET OF THE SOUTH 380 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE EAST 64.5 FEET OF THE WEST 114.5 FEET OF THE SOUTH 383 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 30, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID EAST 64 1/2 FEET OF THE WEST 114 1/2 FEET OF THE SOUTH 383 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 30, THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH WEST 1/4 OF SAID SECTION 30, A DISTANCE 64.5 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID EAST 64 1/2 FEET OF THE WEST 114 1/2 FEET OF THE SAID WEST 1/2 OF THE SOUTH WEST 1/4 A DISTANCE OF 50 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SAID SOUTH WEST 1/4, A DISTANCE OF 14.5 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 75.45 FEET TO THE WEST LINE OF SAID EAST 64 1/2 FEET OF THE WEST 114 1/2 FEET OF THE SOUTH 383 FEET OF THE WEST 1/2 OF THE SAID SOUTH WEST 1/4, THENCE SOUTH ALONG THE SAID WEST LINE 100.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFR THE SOUTH 33 FEET TAKEN OR USED FOR WEST 79TH STREET) AS CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED MAY 17, 1954 AS DOCUMENT NUMBER 15901381, ALSO EXCEPTING THEREFR A PART OF THE EAST 164.5 FEET OF THE WEST 214.5 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 214.5 FEET OF SAID SECTION AND THE NORTH LINE OF 79TH STREET (AS DEDICATED BY DOCUMENT NUMBER 15584944 DATED MAY 18, 1956); THENCE WEST ALONG THE SAID NORTH LINE A DISTANCE OF 114.5 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50 FEET, A DISTANCE OF 78.5 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF HARLEM AVENUE (AS DEDICATED BY DOCUMENT NUMBER 10487999, DATED SEPTEMBER 24, 1929); THENCE NORTH ALONG THE SAID EAST LINE OF HARLEM AVENUE, A DISTANCE OF 40 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 20 FEET, A DISTANCE OF 109.9 FEET TO A POINT OF TANGENCY ON A LINE LYING 20 FEET NORTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF 79TH STREET, SAID POINT LYING 29.5 FEET WEST OF THE EAST LINE OF THE WEST 214.5 FEET OF AFORESAID SECTION; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 29.5 FEET TO A POINT ON THE EAST LINE OF THE WEST 214.5 FEET OF SAID SECTION, SAID POINT BEING 20 FEET NORTH OF THE POINT OF BEGINNING (AS MEASURED ALONG SAID EAST LINE); THENCE SOUTH ALONG THE SAID EAST LINE A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 EXCEPT THE SOUTH 50.0 FEET THEREOF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 214.50 FEET OF SAID SOUTH WEST 1/4, WEST OF THE EAST LINE OF THE WEST 329.50 FEET OF SAID SOUTH WEST 1/4, SOUTHERLY AND WESTERLY OF A CURVED LINE CONCAVE TO THE SOUTH WEST RADIUS 963.0 FEET, COMMENCING AT A POINT 122.0 FEET NORTH OF THE SOUTH LINE AND 1085.0 FEET EAST OF THE WEST LINE OF AFORESAID SECTION AND RUNNING TO A POINT 122.0 FEET EAST OF THE WEST LINE AND 1085.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, OF COOK COUNTY, ILLINOIS, EXCEPTING THEREFR THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 115 FEET OF THE WEST 329.5 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 79TH STREET (AS DOCUMENT DEDICATED BY DOCUMENT NUMBER 16584944, DATED MAY 18, 1956) AND THE EAST LINE OF THE WEST 329.5 FEET OF SAID SECTION; THENCE WEST ALONG SOUTH NORTH LINE OF 79TH STREET A DISTANCE OF 115 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF THE WEST 214.5 FEET OF THE AFORESAID SECTION; THENCE NORTH ALONG THE EAST LINE OF THE WEST 214.5 FEET OF THE SECTION A DISTANCE OF 20 FEET TO A POINT; THENCE EAST ALONG A LINE LYING PARALLEL AND 20 FEET NORTH OF THE AFORESAID NORTH LINE OF 79TH STREET A DISTANCE OF 79.5 FEET TO A POINT, SAID POINT LYING 20 FEET NORTH OF THE NORTH LINE OF 79TH STREET AND 35.5 FEET WEST OF THE EAST LINE OF THE WEST 329.5 FEET OF THE AFORESAID SECTION; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 35.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 329.5 FEET OF THE SAID SECTION, SAID POINT LY 18.82 FEET NORTH OF THE POINT OF BEGINNING (AS MEASURED ALONG SAID EAST LINE); THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 18.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

25636537

EXHIBIT A

# UNOFFICIAL COPY

ICS 4872 9-71\*

## PLAT ACT AFFIDAVIT

67-97-990

STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK    )

SHERWIN J. MALKIN, being duly sworn on oath states that he resides at 3350 Columbia Ave., Lincolnwood, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
-OR-  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The 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.
- 3. The 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.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

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CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me  
this 29th day of Sept., 1980.

*Sherwin J. Malkin*

*Margery E. Miller*  
MARGERY E. MILLER  
NOTARY PUBLIC  
COOK COUNTY, ILL.

END OF RECORDED DOCUMENT