

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4<sup>th</sup> day of January, 1982, between JAMES CALVETTI MEATS, INC., an Illinois corporation, whose address is 4122 South Union Street, Chicago, Illinois (herein called "Grantor"), party of the first part, and CHICAGO TITLE INSURANCE COMPANY, agent for Purchaser whose address is 111 West Washington Street, Chicago, Illinois (herein called "Grantee"), party of the second part,

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit,

The South 143 feet of the North 256 feet of Lot 3, in Donovan Industrial Park, being a Subdivision of part of each of Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Stock Yards Subdivision of the East Half of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the Grantee, its heirs and assigns forever, SUBJECT HOWEVER to:

- (a) General taxes for 1981 and subsequent years;
- (b) Building, building line and use of occupancy restrictions, conditions and covenants of record as of the date of conveyance and those shown on Exhibit "A" [Plat of Survey];
- (c) Zoning and building laws or ordinances;
- (d) Governmental regulations in effect at the effective date of conveyance and thereafter;
- (e) Easements for public utilities;
- (f) Grantee, for itself, its grantees, successors and assigns, hereby covenants and agrees to

THIS INSTRUMENT WAS PREPARED BY

PERMANENT INDEX NO.:

A portion of  
20-05-200-110-0000

LAW OFFICES  
THOMAS P. CERNEK  
221 NORTH LA SALLE - 3316  
CHICAGO 60601  
372-0081

RECORDED  
INDEXED  
CITY OF CHICAGO  
18600

CANCELLED  
JAN 22 1982

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COUNTY OF COOK  
CLERK OF RECORDS

first obtain written approval by Grantor, such approval not to be unreasonably withheld, of the plans and specifications for any building or improvements to be constructed on the subject real estate within Ten (10) years from the date of this conveyance. Grantor shall have Twenty (20) days from the date of delivery of such plans and specifications within which to approve or disapprove of the same in whole or in part, in writing. Absent such timely disapproval, the plans and specifications shall be deemed approved, as submitted. Any material departure from any approved plans and specifications in the construction of any building, or other improvement, shall require additional approval in the same manner as was originally required, which approval shall not be unreasonably withheld.

Grantor reserves to itself, its successors and assigns, and Grantee, for itself, its successors and assigns, specifically agrees and consents to such reservation, the right to an injunction to prevent commencement of the construction of, or the continued construction of, any unapproved building or improvement on the subject real estate and the immediate removal thereof at Grantee's expense.

The covenant set forth in this paragraph (f) is intended to be and shall be construed as a covenant running with the premises hereby conveyed and binding upon the parties hereto, their successors, grantees, and assigns, while the owner, owners, and occupants of the premises hereby conveyed, or any part hereof. This covenant is not to be construed as personal but as running with the land.

- (g) Acts done or suffered by Grantee or any one claiming by, through, under or against it.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that he said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

JAMES CALVETTI MEATS, INC.

By: *James Calvetti*  
President

ATTEST:

*Terrence Calvetti*  
Secretary



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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Thomas P. Cernek, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James Calvetti, President, and Veronica Calvetti, Secretary, of said JAMES CALVETTI MEATS, INC., who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9<sup>th</sup> day of January, A. D. 1982

*[Signature]*  
Notary Public

My Commission expires:

MY COMMISSION  
EXPIRES SEPT. 17, 1985



Mail to:

CHICAGO TITLE AND TRUST COMPANY  
111 WEST WASHINGTON  
CHICAGO, ILLINOIS 60602  
ATTN: Bob McCormick  
379440  
Box 503

END OF RECORDED DOCUMENT

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