

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

UNOFFICIAL COPY

-85-236697

N.H.H. 195596/A-3593-14 1084

THIS INDENTURE, made this 7th day of October, 1985, between Mylstar Electronics, Inc. a corporation of Delaware, as successor to D. Gottlieb & Co. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Linda J. Nelson, a single person never married, 513 Central Avenue Highland Park, Illinois 60035 (NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP OCT 15 '85 \$ 675.00

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP OCT 15 '85 \$ 900.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE OCT 15 '85 \$ 675.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE OCT 15 '85 \$ 900.00

PROPERTY INDEX NUMBERS

15-06-216-019-0000 A SA BLK PCL UNIT

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise so pertaining, 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 party of the first part, 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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her 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 incumbered or charged, except as herein recited; and that the 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, said party of the first part 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 Secretary, the day and year first above written.

MYLSTAR ELECTRONICS, INC.

By [Signature] VICE President

Attest: [Signature] Secretary

This instrument was prepared by Steven A. Stender, Arvey, Hodes, Costello & Burman 180 N. LaSalle Street, Suite 3800, Chicago, IL 60601

Box 15

-85-236697

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STATE OF NEW YORK
COUNTY OF NEW YORK } ss.

I, ELEANOR S. HULL, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KENNETH S. WILLIAMS personally known to me to be the Vice President of the corporation, and ELLIS A. REGENBOGEN 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 instrument, appeared before me this day in person and severally acknowledged that as such Vice President and _____ Secretary, they signed and delivered the said instrument 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 15th day of October, 19 85

Eleanor S. Hull
Notary Public
Commission expires 3/30/87

ELEANOR S. HULL
NOTARY PUBLIC, State of New York
No. 1892025 - Queens County
Certificate filed in New York County
Commission Expires March 30, 1987

RECORDED - 1111-1111-1111

Box _____

SPECIAL WARRANTY DEED
Corporation to Individual

Mylstar Electronics Inc.

a Delaware corporation

TO

Linda J. Nelson

ADDRESS OF PROPERTY:

165 N. Lake Street

Northlake, Illinois

MAIL TO:

Warren B. Brubaker
111 W. Washington Street
Suite 950
Chicago, IL 60602

GEORGE E. COLE®
LEGAL FORMS

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A - LEGAL DESCRIPTION

A tract of land in the North 1/2 of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at a point on the centerline of Lake Street which is 7.87 feet Southeasterly (measured on said center line) from the point of intersection of said center line with a Southward extension of the West line of Block 9 in H.O. Stone Northlake Addition, according to the plat thereof recorded in the Recorders Office of Cook County, Illinois as Document 10,697,148, (which point of commencement is 1967.75 feet, more or less, measured perpendicularly West from the East line of the Northeast 1/4 of Section 6); thence Southwesterly along a line drawn perpendicularly to said center line, a distance of 33 feet to a point on the Southerly line of Lake Street and which point is also in the Northwesterly line of a certain parcel of land conveyed to the Tousey Varnish Company, by deed recorded in the Recorders Office of Cook County, Illinois, as Document 17,131,404; thence Northwesterly along said Southerly line of Lake Street, a distance of 726.58 feet to a point "X"; thence continuing Northwesterly along said Southerly line of Lake Street, 30.16 feet; thence Southerly along a line which forms an angle of 60 degrees 49 minutes as measured clockwise from said Southerly line of Lake Street, a distance of 930.06 feet for a point of beginning of the land herein described; thence Northerly along a curved line concave to the Northeast and having a radius of 1232.69 feet a distance of 1356.91 feet, more or less, to a point on the Southerly line of Lake Street, which is also 100.00 feet Easterly, as measured perpendicularly from the center line of the Chicago and Northwestern Railway Company's most Easterly main track; thence Southeasterly along said Southerly line of Lake Street, a distance of 485.63 feet; thence Southeasterly along the Southerly line of Lake Street (said Southerly line of Lake Street passing through the hereinabove described point "X" and forming an angle of 17; degrees 34 minutes measured counter clockwise from the last described line), a distance of 880.59 feet, more or less, to the point of intersection with the Northwesterly line of the parcel of land conveyed to the Tousey Varnish Company by deed recorded as Document 17,131,404; thence Southwesterly along the Northwesterly line of said parcel, a distance of 793.21 feet to a point of intersection with the Southeasterly extension of the curved line hereinabove described; thence Northwesterly along said extended line, 304.593 feet to the herein designated place of beginning, together with, as part of the tract, the Southwesterly 1/2 of Lake Street lying Northeasterly of the above described premises, excepting from all of the tract hereinabove described that part thereof lying Northwesterly of a straight line drawn through point "X" above designated from the center line of Lake Street to the Southwesterly curved line of said tract perpendicular to the said Southwesterly line of Lake Street; except the following:

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Property of Cook County Clerk's Office

EXHIBIT A - LEGAL DESCRIPTION

Commencing at the hereinabove described point "X"; thence Southwesterly along the West property line of the above described tract, a distance of 22.0 feet to a point; thence Southeasterly along a line which forms an angle of 81 degrees 04 minutes 10 seconds as measured clockwise with the said property line a distance of 140.0 feet to a point in the South line of Lake Street; thence Northeasterly along a line which forms an angle of 98 degrees 55 minutes 50 seconds as measured clockwise from the last described line, a distance of 33 feet to a point in the centerline of Lake Street; thence Northwesterly along said centerline which forms an angle of 90 degrees as measured clockwise from the last described line a distance of 138.26 feet to a point in the West property line; thence Southwesterly along said property line which forms an angle of 90 degrees as measured clockwise with said centerline of Lake Street a distance of 33 feet to point "X" being the point of beginning, situated in Cook County, Illinois.

AND

Commencing at the hereinabove described point "X"; thence Southwesterly along the West property line of the above described tract, a distance of 22.0 feet to a point; thence Southwesterly along a line which forms an angle of 81 degrees 04 minutes 10 seconds as measured clockwise with the said property line a distance of 100 feet to a point; thence Northeasterly along a line which makes an angle of 177 degrees 22 minutes 55 seconds as measured counter clockwise from the last described line a distance of 141.86 feet to a point in the South line of Lake Street; thence Northeasterly along a line which forms an angle of 92 degrees 37 minutes 05 seconds as measured clockwise from the last described line, a distance of 33 feet to a point in the centerline of Lake Street; thence Northwesterly along said center line which forms an angle of 90 degrees as measured clockwise from the last described line a distance of 240.50 feet to a point in the West property line; thence Southwesterly along said property line a distance of 33 feet to point "X" being the point of beginning.

Excepting therefrom the following described tract of land:

Commencing at the hereinabove described point "X"; thence Southwesterly along the Westerly property line of the grantor a distance of 22.0 feet to a point; thence Southeasterly along a line which forms an angle of 81 degrees 04 minutes 10 seconds

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Property of Cook County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

as measured clockwise with the said property line a distance of 140.0 feet to a point in the South line of Lake Street; thence Northeasterly along a line which forms an angle of 98 degrees 55 minutes 50 seconds as measured clockwise from the last described line, a distance of 33 feet to a point in the centerline of Lake Street; thence Northwesterly along said centerline which forms an angle of 90 degrees as measured clockwise from the last described line a distance of 138.26 feet to a point in the West property line; thence Southwesterly along said property line which forms an angle of 90 degrees as measured clockwise with said centerline of Lake Street a distance of 33 feet to point "X" being the point of beginning.

All of the above in Cook County, Illinois.

Permanent Tax Number: 15-06-216-019 **K** Volume: 156

PROPERTY ADDRESS - 165 N. LAKE STREET

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; real estate taxes for 1985 and subsequent years; easements or claims of easements not shown by the public record; acts of grantee; rights of way for drainage ditches, tiles, feeders and laterals, if any; spurs and switch tracks and railroad rights of way; and rights of the State of Illinois, the municipality and the public in and to that part of the land which may fall in streets and highways.

DEPT-01 RECORDING \$15.00
T#1111 TRAN 2903 10/15/85 15:14:00
#4495 # A *-85-236697

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15.00
85-236697

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Property of Cook County Clerk's Office

11-15-20

STATE OF ILLINOIS)
NEW YORK) ss.
COUNTY OF COOK)

KENNETH S. WILLIAMS, being duly sworn on oath,
states that he resides ~~at~~ c/o Columbia Pictures, 711 Fifth Avenue, New York,
New York 10022. That the attached deed is not in vio-
lation on Paragraph 1 of Chapter 109 of the Illinois Revised Statutes
for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining prop-
erty to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated
in said Paragraph 1:

1. 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;
2. 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;
3. The sale or exchange of parcels of land between owners or adjoin-
ing and contiguous land;
4. The conveyance of parcels of land or interest therein for use as
a right of way for railroads or other public utility facilities and
other pipe lines which does not involve any new streets or ease-
ments of access;
5. The conveyances of land owned by a railroad or other public utility
which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or
grants or conveyances relating to the dedication of land for pub-
lic use or instruments relating to the vacation of land impressed
with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the
division into no more than 2 parts of a particular parcel or tract
of land existing on July 17, 1959 and not involving any new streets
or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract
when a survey is made by a registered surveyor provided, however,
that this exemption shall not apply to the sale of any subsequent
lots from the same larger tract of land, as determined by the di-
mensions and configuration of the larger tract on October 1, 1973.

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CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the pur-
pose of inducing the Recorder of Deeds of Cook County, Illinois, to
accept the attached deed for recording.

[Signature]
VICE PRESIDENT - TREASURER

Subscribed and Sworn to before me
this 16th day of October, 1985

[Signature]
Notary Public

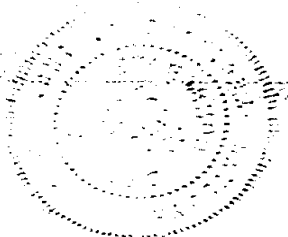
KENNETH S. BENTLEY
Notary Public, State of New York
No. 44-0241403 Qual. in Rockland Co.
Certificate Filed in New York County
Commission Expires March 30, 1987

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11/11/11

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COOK COUNTY CLERK'S OFFICE
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