

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

FOR ANA 803 APR 11 1980

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

85296783

THIS INDENTURE, made this 25th day of November 1985, between Roberts-O'Hare, Ltd., a California limited partnership and Roberts Hotel Management Corp., a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and Arden Way Partners, a California general partnership, 430 Haight Avenue, Alameda, CA 95401

DEPT-01 RECORDING \$12.25 T#1111 TRAN 5488 11/25/85 16:27:00 #0788 #A *-85-296783

(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)

Above Space For Recorder's Use Only

Dollars and other good and valuable consideration 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 its heirs and assigns, FOREVER, the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

[See legal description attached hereto and made a part hereof as Exhibit A]

*All of its right, title and interest in and to

** , it being the intention of the party of the First Part that this conveyance result in the Party of the Second Part owning 12.5% of the entire Fee interest in the Real Estate described on Exhibit A;

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RECORDING DEPARTMENT NOV 25 1985

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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 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, 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, 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 and year first above written. Roberts-O'Hare, Ltd., a California limited partnership

President, and attested by its Secretary, the day Roberts Hotel Management Corp., a California Corporation

By: x

By: x

Attest: x

[Signature]

[Signature]

Richard W. Pearse, Esq., c/o Friedman & Koven, 208 S. LaSalle, Suite 900, Chicago, Illinois 60604

This instrument was prepared by

(NAME AND ADDRESS)

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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, MARGARET G. SOUDERS a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID ROBERTS
personally known to me to be the _____ President of the corporation, and HARVEY ZELDEN
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 _____ 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 22nd day of November, 1985.

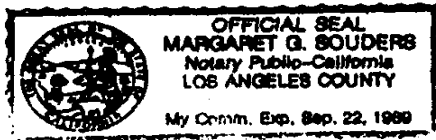


Margaret G. Souders
Notary Public
Commission expires SEPTEMBER 22, 1989

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, MARGARET G. SOUDERS a notary public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
DAVID ROBERTS, personally known to me to be the General Partner
of the Partnership, and personally known to me to be the same
person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that as such
General Partner he signed and delivered said instrument, pursuant
to the authority, and as the free and voluntary act and deed of
said Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of
November, 1985.



Margaret G. Souders
Notary Public
Commission Expires 9/22/89

85296783

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

James L. Marvite
Sudley & Austin Plaza
One Fifty-Ninth St
Los Angeles, CA

GEORGE E. COLE
LEGAL FORMS

EXHIBIT "A"

PARCEL 1:
THE SOUTH 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT NUMBER 16738863), (AND EXCEPT THAT PART TAKEN IN CASE NUMBER 64"L"21589), IN COOK COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MANNHEIM ROAD AND NORTH OF THE NORTH LINE OF THE ILLINOIS TOLL HIGHWAY DRAWN FROM A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4, 315.2 FEET SOUTH OF THE EAST 1/4 CORNER OF SAID SECTION 32, TO A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTH EAST 1/4, 844.84 FEET MEASURED ON THE SAID NORTH LINE EAST OF THE NORTH WEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32, (EXCEPT THAT PART TAKEN IN CASE NUMBER 64"L"21263), IN COOK COUNTY, ILLINOIS

PARCEL 3:
LOTS 1 TO 4 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S 1ST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:
THAT PART OF THE SOUTH 1/2 OF MORSE AVENUE, VACATED BY DOCUMENT 26239728, LYING NORTH OF AND ADJOINING LOTS 3 AND 4 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S 1ST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Numbers: 09-32-203-005; 09-32-212-015;
09-32-206-015

Address: 6810 North Mannheim Road
Rosemont, Illinois

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 1980.

CLERK OF COOK COUNTY

11 1810-215-88-80

COOK COUNTY CLERK'S OFFICE