

UNOFFICIAL COPY

85 297 698

WARRANT DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)

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

NOV 26 PM 12:00

85297698

70-19-615 DN

THE GRANTOR Zayre Eighth Realty Corp.

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 Ten and 00/100 (\$10.00)

12.00

(The Above Space For Recorder's Use Only)

-----DOLLARS,  
-----In hand paid,  
and pursuant to authority given by the Board of Directors  
of said corporation, CONVEYS and WARRANTS to  
Zayre Third Realty Corp.

a corporation organized and existing under and by virtue of the laws of the State of Delaware  
having its principal office at the following address 770 Cochituate Road,  
Framingham, Massachusetts 01701, the following described Real Estate situated in the County of  
Cook and State of Illinois, to wit:

the real property described in Exhibit A attached hereto and made a part hereof, subject to:

- 1) Existing building and zoning laws
- 2) Taxes not yet due and payable
- 3) Rights of the Public, the Municipality and the State of Illinois in and to that part of the real property taken, used or dedicated for roads or highways
- 4) Private Side Track Agreement dated March 16, 1970 between Libby, McNeill & Libby and Indiana Harbor Belt Railroad Company

24-21-300-008  
24-21-300-010  
Central Avenue 115th Street

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 26th day of November, 1985.

ZAYRE EIGHTH REALTY CORP.

(NAME OF CORPORATION)

IMPRESS  
CORPORATE SEAL  
HERE

By [Signature] Vice President By [Signature] Treasurer

ATTEST: [Signature] Assistant Secretary

Commonwealth of Massachusetts  
State of Illinois, County of Middlesex ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that George Freeman and Arthur Loewy personally known to me to be the Vice President and Treasurer of the Zayre Eighth Realty Corp.

IMPRESS  
NOTARIAL SEAL  
HERE

corporation, and Jay H. Meltzer 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 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 26th day of November, 1985.

Commission expires Nov. 21 1991 [Signature]  
NOTARY PUBLIC

This instrument was prepared by Kevin G. Fox, Esq., 770 Cochituate Rd.,  
(NAME AND ADDRESS) Framingham, MA 01701

ADDRESS OF PROPERTY:

ZAYRE THIRD REALTY CORP.  
(Name)  
770 Cochituate Road  
(Address)  
Framingham, Massachusetts 01701  
(City, State and Zip)

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

SEND SUBSEQUENT TAX BILLS TO:

(Name)  
(Address)

OR

RECORDER'S OFFICE BOX NO. BOX 333-711

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Exempt under provisions of Paragraph 4, Section 41  
Real Estate Transfer Tax Act.

Buyer, Seller or Representative  
Date 11-26-85

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**WARRANTY DEED**  
**Corporation to Corporation**

Zayre Eighth

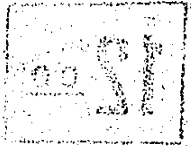
Realty Corp.

TO

Zayre Third

Realty Corp.

000000



Property of Cook County Clerk's Office



**GEORGE E. COLLETT**  
**LEGAL FORMS**

SWITCHED TO TELING 2500

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## EXHIBIT "A"

### PROPERTY DESCRIPTION

The land referred to in this Warranty Deed is situated in the County of Cook, State of Illinois, and is described as follows:

That part of the Southwest quarter of Section 21, Township 37 North, Range 13 East of the Third Principal Meridian bounded and described as follows: Beginning at the intersection of the East line of the West 33 feet of said Southwest quarter (said East line also being the East line of Central Avenue) with the South line of the North 33 feet of said Southwest quarter (said South line also being the South line of 115th Street); thence East along the South line of 115th Street 1537.18 feet to a point; thence Southerly on a straight line making an interior angle with the last described course of 90 degrees 01 minutes 14 seconds a distance of 651.79 feet to a point; thence Northwesterly on a curve with a radius of 420 feet and an arc distance of 529.44 feet to a point on a line parallel with and 360 feet Southerly of the aforesaid South line of 115th Street; thence West on said line, a distance of 1137.41 feet to a point on the East line of Central Avenue; thence North on the East line of Central Avenue, a distance of 360 feet to the point of beginning, together with all Grantor's right, title and interest in and to the South half of 115th Street contiguous to the North boundary of the premises conveyed herein, in Cook County, Illinois, (except that part of the above tract of land conveyed to the County of Cook, a body politic, by Document 23941225, recorded May 25, 1977, and Plat of Dedication for public streets recorded as Document 21693168).

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Cook County Clerk's Office

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"7" THREE

## PROPERTY DESCRIPTION

The land referred to in this Warranty Deed is situated in the County of Cook, State of Illinois, and is described as follows:

That part of the southeast quarter of Section 21, Township 37 North, Range 1 East of the Third Principal Meridian bounded and described as follows: Beginning at the intersection of the East line of the West 53 feet of said Southeast quarter (said East line also being the East line of Central Avenue) with the South line of the North 33 feet of said Southeast quarter (said South line also being the South line of Central Avenue); thence East along the South line of said Southeast quarter to a point; thence North 89 degrees 14 minutes 00 seconds East to a point; thence South 89 degrees 14 minutes 00 seconds West to a point; thence North 89 degrees 14 minutes 00 seconds East to a point on a line parallel and distance of 259.54 feet to a point on a line parallel with and 100 feet easterly of the abovesaid South line of Central Avenue; thence West along said line, a distance of 117.41 feet to a point on the East line of Central Avenue; thence South along the East line of Central Avenue, a distance of 750 feet to the point of beginning, together with all Central Avenue, 117.41 feet in width, from and to the South half of 117.41 feet of the East boundary of the premises conveyed herein, in Cook County, Illinois, (except that part of the above tract of land conveyed to the County of Cook, a bevelled, by Decree No. 2821227, recorded May 22, 1937, and that of Section for public streets recorded as Decree No. 1181181).

COPY FOR 20

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Kevin Fox, being duly sworn on oath, states that he resides at 770 Cuchituate Road Frankingham, MA 01701. That the attached deed is not in violation 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 property 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 of adjoining 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 easements 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 public 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 dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER AND/OR LETTER 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 29<sup>th</sup> day of November 1988.

Kevin Fox

[Signature]  
Notary Public

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STATE OF ILLINOIS

...being duly sworn and deponee that the contents of the foregoing are true to the best of his knowledge and belief.

Subscribed and sworn to before me this 1st day of January, 1919.

(A)

The conveyance of land in and to the following exception enumerated in said instrument is

1. The division or subdivision of land into parcels or tracts of land or more or less which does not involve any new streets or easements of any kind.

2. The division of land or parcels of land into parcels or tracts of land or more or less which does not involve any new streets or easements of any kind.

3. The division or subdivision of land into parcels or tracts of land or more or less which does not involve any new streets or easements of any kind.

4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utilities and other public uses which do not involve any new streets or easements of any kind.

5. The conveyance of land or parcels of land or interests therein which does not involve any new streets or easements of any kind.

6. The conveyance of land or parcels of land or interests therein for public or other public purposes or for the dedication of land for public use or for the location of land impressed with a public use.

7. Conveyance of land or parcels of land or interests therein in order to carry out

8. The sale or other disposition of parcels of land or interests therein which does not involve any new streets or easements of any kind.

9. The sale or other disposition of parcels of land or interests therein which does not involve any new streets or easements of any kind.

10. Other matters which may be deemed to be applicable to matters here

11. All other matters which may be deemed to be applicable to matters here

92-584-113



Witness my hand and seal of office this 1st day of January, 1919.

\_\_\_\_\_  
Clerk