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Whipple Street Substation
3435 N. Whipple Street
Chicago, Illinois
P.I.N. 13-24-305-016 (Part) JCS.
C.E.Co. T.P. 5466-1

DEPT-01 RECORDING \$12.25
TRAIL TRAM 5908 11/27/85 09:31:00
#9446 #A *-85-299320

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 26th

day of November, 1985 between COMMONWEALTH EDISON COMPANY,
an Illinois corporation ("Grantor"), and BEATRICE MEATS, INC., a
Delaware corporation, having its principal office at 1919 Swift
Drive, P.O. Box 4807, Oak Brook, Illinois 60522-9010 ("Grantee").

WITNESSETH that the Grantor, for and in consideration
of the sum of Ten (\$10.00) Dollars, and other good and valuable
considerations, in hand paid by the Grantee, the receipt whereof
is hereby acknowledged, and pursuant to authority of the Board of
Directors of said corporation, by these presents does GRANT AND
CONVEY to the Grantee, and to its successors and assigns, in fee
simple, the following described land, situated in the County of
Cook, and State of Illinois, known and described as follows to-wit:

All that part of Block 5 in Bickerdike Manor Subdivision
of that part of the Southwest Quarter of Section 24,
Township 40 North, Range 13 East of the Third Principal
Meridian, lying North of West Roscoe Street and East of
Joseph Bickerdike's Third Subdivision and of Elston Avenue,
as shown by plat recorded July 5, 1905, in Book 90 of Plats,
on Page 11, more particularly described as follows: Beginning
at a point on the East line of North Whipple Street, said
point being 250 feet South of the South line of West Cornelia
Avenue (as measured along the said East line of North Whipple
Street) said East line of North Whipple Street being 33 feet
East of and parallel with the West line of said Block 5 and
said South line of west Cornelia Avenue being 33 feet South
of and parallel with the North line of said Block 5; thence
South 0 degrees 45 minutes 33 seconds East, along said East
line of North Whipple Street, 140.19 feet; thence North
75 degrees 47 minutes 43 seconds East, 82.17 feet to the
Northwesterly corner of a 6 inch wide concrete retaining
wall; thence North 88 degrees 00 minutes 10 seconds East,
51.92 feet to an angle point in a 3 foot wide concrete
abutment; thence North 26 degrees 10 minutes 12 seconds
East, 32.63 feet to the Westerly corner of a 3 foot wide

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Property of Cook County Clerk's Office

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concrete abutment; thence North 54 degrees 31 minutes 50 seconds East, 51.47 feet; thence North 50 degrees 07 minutes 52 seconds East, 64.65 feet; thence North 0 degrees 45 minutes 33 seconds West, parallel with the East line of North Whipple Street, 17.56 feet; thence North 89 degrees 59 minutes 09 seconds West, parallel with said South line of West Cornelia Avenue, 239.10 feet, to the point of beginning, all in Cook County, Illinois

Together with any and all plumbing pipes, heating, ventilating fan, electric lighting fixtures, and other attached equipment, if any, now on the premises (and the building).

Subject to the following title exceptions:

1.) Taxes for the year 1985.

The Grantor, for itself, and its successors, does warrant to the Grantee, its successors, and assigns, that it has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said premises to the extent of the warranties made herein against the lawful claims of all persons.

IN WITNESS WHEREOF, the 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, the day and year first above written.

By P. B. Krueger
Vice President

Attest: R. J. Mann
Assistant Secretary

This instrument was prepared by Kenneth W. Johnson on behalf of Commonwealth Edison Company, P.O. Box 767, Chicago, Illinois 60690.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, KENNETH W. JOHNSON, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that P. B. KAVANAGH personally known to me to be the Vice President of the corporation, and R. J. MARTIN 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 26th day of November, 1967.

Kenneth W. Johnson
Notary Public

My Commission Expires: June 11, 1989.

Send subsequent tax bill to:
Beatrice Meats, Inc.
Tax Department
1919 Swift Drive
P.O. Box 4807
Oak Brook, IL 69522-9010



Return to:
Name: BEATRICE MEATS, INC.
Address: 1919 SWIFT DRIVE
City: OAK BROOK, IL 69522-9010
ATTN: LAW DEPT.
H. R. George

Form 104 R 5/72

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STATE OF ILLINOIS
DEPARTMENT OF REVENUE
TAX
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