

UNOFFICIAL COPY

WARRANTY DEED
Subj. to (ILLINOIS)
(Corporation to Individual)

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

THE GRANTOR

TIRE AMERICA, INC.

-86-007515

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 the sum of TEN AND NO/100 (\$10.00)

----- DOLLARS,
and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to CENTURY PROPERTIES II LIMITED PARTNERSHIP, a Pennsylvania limited partnership, 800 Central Union Bldg., Wheeling, WV 26003

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof including all improvements. Subject to: easements, covenants, condition and restrictions of record, and other matters of record.

Village of Oak Lawn	Real Estate Transfer Tax \$500	Village of Oak Lawn	Real Estate Transfer Tax \$500
Village of Oak Lawn	Real Estate Transfer Tax \$500	Village of Oak Lawn	Real Estate Transfer Tax \$500
Village of Oak Lawn	Real Estate Transfer Tax \$500		

In Witness Whereof, said 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, this 30 day of December, 19 85.

IMPRESS
CORPORATE SEAL
HERE

Tire America, Inc., a Delaware corporation
(NAME OF CORPORATION)
BY [Signature] PRESIDENT
ATTEST: [Signature] SECRETARY

State of Pennsylvania, County of Allegheny, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert B. Hunnell, Jr. personally known to me to be the President of the

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Ronald M. Musser 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 30th day of December, 1985

Commission expires NOV 16, 1989
Carol A. Matessa, Notary Public
Pittsburgh, Allegheny County
Member, Pennsylvania Association of Notaries
NOTARY PUBLIC
Carol A. Matessa

This instrument was prepared by John G. Spatz, 221 N. LaSalle, Chicago, IL 60601
(NAME AND ADDRESS)

MAIL TO:

(Name)

(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

BOX 430

ADDRESS OF PROPERTY:
4455 Southwest Highway
Oak Lawn, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Century Properties II Ltd Partnership
(Name)
800 Central Union Building
Wheeling, (Address) WV 26003

ATTACH "RIDERS" OR REVENUE STAMPS HERE

86007515

12-

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WARRANTY DEED

Corporation to Individual

Fire America, Inc., a

Delaware corporation

TO

Century Properties II Limited

Partnership, a PA Ltd Partnership

GEORGE E. COLE
LEGAL FORMS

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
250.00
COOK CO. NO. 018
158815

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN-7-86
250.00

Cook County Clerk's Office

UNOFFICIAL COPY

Oaklawn

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EXHIBIT A

PARCEL 1:

A TRACT OF LAND IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE SOUTH WEST HIGHWAY, THE SAID POINT BEING 238.92 FEET NORTHEASTERLY OF (AS MEASURED ALONG THE SAID SOUTHEASTERLY LINE) THE INTERSECTION OF THE SAID SOUTHEASTERLY LINE WITH A LINE DRAWN PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF THE SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 3, AND RUNNING THENCE SOUTHEASTERLY ALONG THE EXTENSION

OF A RADIAL LINE OF SAID SOUTH WEST HIGHWAY, A DISTANCE OF 112.25 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD; THENCE NORTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 300 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 115.12 FEET TO A POINT ON THE SAID SOUTHEASTERLY LINE OF THE SOUTH WEST HIGHWAY, 300 FEET NORTHEASTERLY OF THE SAID POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

24-03-318-009 RP

PARCEL 2:

A PARCEL OF LAND COMPRISING PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THE POINT OF BEGINNING OF SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF SOUTH WEST HIGHWAY, SAID POINT BEING 238.92 FEET NORTHEASTERLY OF (AS MEASURED ALONG SAID SOUTHEASTERLY LINE) THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH A LINE DRAWN PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 3, AND RUNNING THENCE SOUTHEASTERLY ALONG THE EXTENSION OF A RADIAL LINE OF SAID SOUTH WEST HIGHWAY, A DISTANCE OF 112.25 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300 FEET TO THE SAID POINT OF BEGINNING OF PARCEL TO BE DESCRIBED; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 109 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 116 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF SOUTH WEST HIGHWAY SAID POINT BEING 400 FEET NORTHEASTERLY OF, AS MEASURED ALONG SAID SOUTHEASTERLY LINE OF THE AFORESAID (COMMENCING POINT); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE SOUTH WEST HIGHWAY, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 115.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

24-03-318-014 RP

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

62578174

RECORDER
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS
COUNTY OF ~~DEPAGE~~ ^{COOK} SS

DOCUMENT NO.:

ROBERT B. HUNWELL, JR., being duly sworn on oath, states that _____ he resides at _____

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two 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 is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that _____ he makes this affidavit for the purpose of inducing the Recorder of ^{COOK} ~~DEPAGE~~ County, Illinois, to accept the attached deed for recording.

TIRE AMERICA, INC.
[Signature]
PRES.

SUBSCRIBED AND SWORN TO before me

this 30th day of December, 1985

[Signature]
Notary Public

Member, Pennsylvania Association of Notaries
MY COMMISSION EXPIRES JAN. 12, 1989

COOK
100-007515

