

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 86020224

FORM NO. 803 Ap. II, 1970

1986 JAN 15 PM 2:19

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70 19 631 DN

Dated as of 15th day of January 1986 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 Mountain View Partnership, a California general partnership

13.00

(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 heirs and assigns, FOREVER, in 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 the right, title and interest of the Party of the First Part in and to \*\* , it being the intencion of the Party of the First Part that this conveyance result in the Party of the Second Part owning 37.4% of the entire Fee interest in the Real Estate described on Exhibit A,

COCK CO. NO. 016 272379 CANCELLED STATE OF ILLINOIS REAL ESTATE TRANSFER TAX JAN 15 '86 DEPT. OF REVENUE 999.00

CANCELLED STATE OF ILLINOIS REAL ESTATE TRANSFER TAX JAN 15 '86 DEPT. OF REVENUE 738.50

1,737.50

139136 CANCELLED Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 15 '86 DEPT. OF REVENUE 999.00

139137 CANCELLED Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN 15 '86 DEPT. OF REVENUE 738.50

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 President, and attested by its Secretary, the day and year first above written. Roberts-O'Hare, Ltd., a California limited partnership By: [Signature] Roberts Hotel Management Corp., a California corporation By: [Signature] Attest: [Signature] Secretary

This instrument was prepared by Richard W. Pearse, Esq., c/o Friedman & Koven, 208 S. LaSalle, (NAME AND ADDRESS) Suite 900, Chicago, IL 60604

Return to [Arrow]

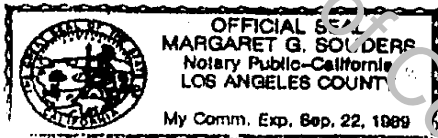
86020224

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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

86020224

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

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 16738567), (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

86020224

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Property of Cook County Clerk's Office

RECORDED

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 10th day of January, 1900.

CLERK OF COOK COUNTY

CHIEF CLERK

DEPUTY CLERK

RECORDED

CHIEF CLERK

# UNOFFICIAL COPY

STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

0 1 2 6 0 2 0 2 2 4

Paul Homer, being duly sworn on oath, states that he resides at 208 South LaSalle Street, Suite 900, Chicago, Illinois. 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 railroad 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 13th day of January, 1986.

Paul Homer

[Signature]  
Notary Public

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[Faint, mostly illegible text from a document, possibly a contract or legal notice, covering the majority of the page.]

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RECORDED

