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Location No. 13314

SPECIAL WARRANTY DEED

86139253

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KNOW ALL MEN BY THESE PRESENTS, that Oak Farms Crystal Pure, Inc., a Texas corporation, P. O. Box 719, Dallas, Texas, 75221 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by Kwik-Chek Realty Company, Inc., a Nevada corporation, P. O. Box 719, Dallas, Texas, 75221 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

(1) That certain tract or parcel of land located in the County of Cook and State of Illinois, described in Exhibit A hereto, and the address of which is 10301 S. Sawyer Ave. at 103 Rd., Chicago, Illinois.

(2) All buildings, structures, fixtures and improvements attached thereto,

[numbered items (1) and (2) are herein called the "Property"]

(3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein owned or beneficially held by Grantor and relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances owned or controlled by Grantor and attached to or located on the Property at the date hereof.

[numbered item (3) is herein called the "Additional Interests"]

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The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and affect the Property or the Additional Interests (if any).

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of Grantor relating to the Additional Interests, if any, to the extent the same are assignable and to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the date hereof.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise, but with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Consideration less than one hundred dollars (\$100.00) and exempt pursuant to provisions of Chapter 120, Illinois Revised Statutes Paragraph 1004, Sections 4 (e) and (j).

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

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IN WITNESS WHEREOF, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this instrument on this 31st day of December, 1985.

ATTEST:

By: *Daniel T. Cronk*
DANIEL T. CRONK
Assistant Secretary

WITNESS:

Cheryl Helms
Name CHERYL HELMS

ATTEST:

By: *Daniel T. Cronk*
DANIEL T. CRONK
Assistant Secretary

WITNESS:

Cheryl Helms
Name CHERYL HELMS

THIS INSTRUMENT PREPARED BY:

J. Donald Stevenson, Jr.
P.O. 719
Dallas, Texas 75221

GRANTOR:

OAK FARMS CRYSTAL PURE, INC.

By: *John H. Rodgers*
JOHN H. RODGERS
Vice President

WITNESS:

Susan K. Waldrop
Name Susan K. Waldrop

GRANTEE:

KWIK-CHEK REALTY COMPANY,
INC.

By: *John H. Rodgers*
JOHN H. RODGERS
Vice President

WITNESS:

Susan K. Waldrop
Name Susan K. Waldrop

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STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, on this day personally appeared John H. Roberts and Daniel J. Cronk, Vice President and Assistant Secretary, respectively, of Oak Farms Crystal Fire, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of such corporation, a Texas corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3/50 day of December, 1985.

Rebecca C. Hyatt
NOTARY PUBLIC

My commission expires:

My Commission Expires December 11, 1989

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, on this day personally appeared John H. Roberts and Daniel J. Cronk, Vice President and Assistant Secretary, respectively, of Kwik-Chek Realty Company, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of such corporation, a Texas corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3/80 day of December, 1985.

Rebecca C. Hyatt
NOTARY PUBLIC

My commission expires:

My Commission Expires December 11, 1989

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EXHIBIT B 1 3 9 2 5 3

All that certain parcel of land, together with the improvements, rights, privileges, and appurtenances thereunto belonging, situate in

Chicago, Cook County, Illinois
and described as follows, to wit:

Lots 3, 4, 5, and 6 in Wiegel and Kilgallen's 103rd and Kedzie Resubdivision of Lots 1 and 10 in Block 1 in Subdivision of the East 70 acres of the North 100 acres of the North East quarter of Section 14, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being and intended to be all of that property conveyed to The Southland Corporation by deed dated April 29, 1966, recorded by the Recorder of Deeds June 8, 1966, and by deed dated May 2, 1966, recorded by the Recorder of Deeds, June 8, 1966 both deeds being recorded in Cook County, Illinois.

Subject to current taxes and assessments not delinquent, and taxes and assessments for subsequent years; covenants, restrictions, rights, rights-of-way, and easements of record; zoning ordinances or statutes; and building, use and occupancy restrictions of public record.

Being and intended to be that property conveyed to Oak Farms Crystal Pure, Inc., a Texas corporation, by deed dated October 23, 1967 from The Southland Corporation, a Texas Corporation, and filed for record with the recorder of deeds, Cook County, Illinois, on November 13, 1967.

This conveyance is made and filed pursuant to the Plan of Complete Liquidation and Dissolution of Oak Farms Crystal Pure, Inc. as a capital contribution to Kwik-Chek Realty Company, Inc. as the sole shareholder of Oak Farms Crystal Pure, Inc.

Consideration less than one hundred dollars (\$100.00) and exempt pursuant to provisions of Chapter 120, Illinois Revised Statutes Paragraph 1004, Sections 4 (e) and (j).

24-14-207-027-Lot 3
026-Lot 4
025-Lot 5
024-Lot 6

} Law Office

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EXHIBIT

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CERTIFICATE

I, Daniel T. Cronk, Assistant Secretary of Oak Farms Crystal Pure, Inc., a Texas corporation, do hereby certify that the resolution attached hereto is a full, true and correct copy of the resolution which was duly passed and adopted by the Board of Directors of said corporation at a meeting duly held on February 15, 1985, at which a quorum was present and acting, as said resolution appears in the minutes of said meeting, that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Oak Farms Crystal Pure, Inc. this 2/15 day of December, 1985.

Daniel T. Cronk
Daniel T. Cronk
Assistant Secretary
Oak Farms Crystal Pure, Inc.

STATE OF TEXAS)

COUNTY OF DALLAS)

DEPT-91 RECORDING \$20.00
T#4444 TRAN 0221 04/11/86 09:26:00
#2830 # D *-86-139253

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Daniel T. Cronk, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledging to me that the same was the act of Oak Farms Crystal Pure, Inc., a Texas corporation, and that he executed the same as the act of such corporation for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2/15 day of December, 1985.

Thomas C. Fitzgerald
Notary Public

THOMAS C. FITZGERALD, Notary Public
Notary Public, State of Texas
My Comm. Expires 11/11/1987

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86-139253

20.00

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2000-01-01 15:00:00

a. General Matters

RESOLVED, that the President, any Vice President, the Secretary, the Treasurer, or the Controller, now or hereafter elected, be, and each of them hereby is, authorized, in the name and on behalf of the Company, to execute, deliver, accept, assume, assign, amend, consent to, extend, cancel, surrender, or release, and the Secretary or any Assistant Secretary, now or hereafter elected or appointed, be, and each of them hereby is, authorized, in the name and on behalf of the Company, to attest:

- (1) contracts, options, deeds, easements, rights of way, conveyances, mortgages, security agreements, financing statements, and such other instruments as they deem necessary in connection with the purchase, sale, conveyance, or financing of real or personal property or any interest therein;
- (2) leases and subleases of real or personal property in which the Company is lessor, lessee, sublessor, or sublessee, whether direct or indirect;
- (3) subordination agreements, certificates, assignments, extensions, discharges, releases, and satisfactions of accounts receivable, notes, bonds, and mortgages, whether relating to real or personal property;
- (4) contracts for the purchase or sale of products or merchandise processed, manufactured, dealt in, or handled by the Company, or for materials, equipment, services, or supplies necessary or convenient for the transaction of its business, including automotive equipment;
- (5) bonds, indemnifications, or guarantees covering the performance by the Company, or by any affiliate or other entity in which the Company owns or intends to acquire a direct or an indirect interest, or by any franchisee, licensee, distributor, lessor, lessee, sublessor, or sublessee of the Company, of any contract, obligation, or act necessary or convenient for the transaction of business by the Company, or by such affiliate, other entity, franchisee, licensee, distributor, lessor, lessee, sublessor, or sublessee;
- (6) reports and returns, including but not limited to tax returns, to any Federal, state, county, municipal, or other governmental authority;
- (7) powers of attorney and appointments of agents, attorneys, representatives, or customs brokers to transact the business of the Company before any authority and to appear for the Company

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in the lawful process of any and all claims filed in or before such authority, including but not limited to any municipal, small claims, or other court, any alcoholic beverage authority, the Internal Revenue Service, or the United States Treasury Department, including authorizing such agents, attorneys, representatives, and brokers to execute and deliver any documents required in connection therewith and to accept service of process issued by any such court or authority, for and on behalf of the Company, and each individual so appointed shall be deemed to have been appointed by the Board;

- (8) settlements and releases of any and all claims by or against the Company;
- (9) notes, bonds, deeds, mortgages, or any other evidences of, or security for, indebtedness of the Company, including but not limited to security agreements, financing statements, and other documents under the Uniform Commercial Code;
- (10) agreements, indentures, and other instruments relating to the borrowing of money or exchange of currency or negotiable instruments by the Company;
- (11) proxies, discretionary and otherwise, shareholder's and director's consents, in connection with shares of stock owned by the Company, both as to ordinary and extraordinary matters, including but not limited to, mergers, liquidations, dissolutions, and consolidations;
- (12) pledge agreements, and such other instruments as are deemed necessary by any of such officers, encumbering shares of stock or other assets owned by the Company;
- (13) applications for letters of credit and similar instruments, together with any and all other documents incident thereto, necessary or convenient for transacting the business of the Company;
- (14) escrow agreements with banks;
- (15) insurance policies (group or individual), descriptive plan instruments, and any related documents, records, or reports to any Federal, state or local governmental authority, concerning any employee benefit plan or program of the Company; and
- (16) powers of attorney designating any employee of the Company to execute and deliver any documents or other items which such officer is authorized to execute and deliver.

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CERTIFICATE

I, Daniel T. Cronk, Assistant Secretary of Kwik-Chek Realty Company, Inc., a Nevada corporation, do hereby certify that the resolution attached hereto is a full, true and correct copy of the resolution which was duly passed and adopted by the Board of Directors of said corporation at a meeting duly held on March 15, 1985, at which a quorum was present and acting, as said resolution appears in the minutes of said meeting, that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Kwik-Chek Realty Company, Inc. this 31st day of December, 1985.

Daniel T. Cronk
Daniel T. Cronk
Assistant Secretary
Kwik-Chek Realty Company, Inc.

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Daniel T. Cronk, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledging to me that the same was the act of Kwik-Chek Realty Company, Inc., a Nevada corporation, and that he executed the same as the act of such corporation for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of December, 1985.

Lucca C. Herald
Notary Public

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11/11/11

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1. By Officers and Specified Assistants; 6 1 3 7 2 5 3

a. General Matters

RESOLVED, that the President, any Vice President, the Secretary, the Treasurer, or the Controller, now or hereafter elected, be, and each of them hereby is, authorized, in the name and on behalf of the Company, to execute, deliver, accept, assume, assign, amend, consent to, extend, cancel, surrender, or release, and the Secretary or any Assistant Secretary, now or hereafter elected or appointed, be, and each of them hereby is, authorized, in the name and on behalf of the Company, to attest:

- (1) contracts, options, deeds, easements, rights of way, conveyances, mortgages, security agreements, financing statements, and such other instruments as they deem necessary in connection with the purchase, sale, conveyance, or financing of real or personal property or any interest therein;
- (2) leases and subleases of real or personal property in which the Company is lessor, lessee, sublessor, or sublessee, whether direct or indirect;
- (3) subordination agreements, certificates, assignments, extensions, discharges, releases, and satisfactions of accounts receivable, notes, bonds, and mortgages, whether relating to real or personal property;
- (4) contracts for the purchase or sale of products or merchandise processed, manufactured, dealt in, or handled by the Company, or for materials, equipment, services, or supplies necessary or convenient for the transaction of its business, including automotive equipment;
- (5) bonds, indemnifications, or guarantees covering the performance by the Company, or by any affiliate or other entity in which the Company owns or intends to acquire a direct or an indirect interest, or by any franchisee, licensee, distributor, lessor, lessee, sublessor, or sublessee of the Company, of any contract, obligation, or act necessary or convenient for the transaction of business by the Company, or by such affiliate, other entity, franchisee, licensee, distributor, lessor, lessee, sublessor, or sublessee;
- (6) reports and returns, including but not limited to tax returns, to any Federal, state, county, municipal, or other governmental authority;
- (7) powers of attorney and appointments of agents, attorneys, representatives, or customs brokers to transact the business of the Company before any authority and to appear for the Company

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in the lawful process of any ^{2 5 3} and all claims filed in or before such authority, including but not limited to any municipal, small claims, or other court, any alcoholic beverage authority, the Internal Revenue Service, or the United States Treasury Department, including authorizing such agents, attorneys, representatives, and brokers to execute and deliver any documents required in connection therewith and to accept service of process issued by any such court or authority, for and on behalf of the Company, and each individual so appointed shall be deemed to have been appointed by the Board;

- (8) settlements and releases of any and all claims by or against the Company;
- (9) notes, bonds, deeds, mortgages, or any other evidences of, or security for, indebtedness of the Company, including but not limited to security agreements, financing statements, and other documents under the Uniform Commercial Code;
- (10) agreements, indentures, and other instruments relating to the borrowing of money or exchange of currency or negotiable instruments by the Company;
- (11) proxies, discretionary and otherwise, shareholder's and director's consents, in connection with shares of stock owned by the Company, both as to ordinary and extraordinary matters, including but not limited to, mergers, liquidations, dissolutions, and consolidations;
- (12) pledge agreements, and such other instruments as are deemed necessary by any of such officers, encumbering shares of stock or other assets owned by the Company;
- (13) applications for letters of credit and similar instruments, together with any and all other documents incident thereto, necessary or convenient for transacting the business of the Company;
- (14) escrow agreements with banks;
- (15) insurance policies (group or individual), descriptive plan instruments, and any related documents, records, or reports to any Federal, state or local governmental authority, concerning any employee benefit plan or program of the Company; and
- (16) powers of attorney designating any employee of the Company to execute and deliver any documents or other items which such officer is authorized to execute and deliver.

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