

SPECIAL WARRANTY DEED
(Corporation, Copartners, Individuals)
(Illinois)

6
Individuals

UNOFFICIAL COPY 473

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

86367473

THIS INDENTURE, made this 31st day of July,
1986, between Nabisco, Inc.

River Road, East Hanover, N.J. 07936

a corporation created and existing under and by virtue of the laws of
the State of New Jersey and duly authorized to transact
business in the State of Illinois, party of the first part,
and Anthony C. Cavalea III & Arthur H. Cavalea,
both married men, c/o

313 George St., West Chicago, IL 60185
(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 Twenty Five Thou-
sand Dollars (\$25,000.)

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, its successors and assigns, FOREVER, all the following
described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lots 33 through 44 both inclusive in Block 1 in McDavid and Rhoads subdivision
of Blocks 15 and 16 in Stone and Whitney's Subdivision of North Half (except
land for Railroad and Western Avenue) in Section 7, township 38 North, Range 14,
East of the Third Principal Meridian, in Cook County, Illinois.

Subject to easements, covenants, agreements, and restrictions of record; zoning
ordinances; non-delinquent 1985 and 1986 real estate taxes; and such facts as
would be disclosed by a current, accurate survey and physical inspection of the
premises.

Permanent Tax No.: 20-07-10-030 through 20-07-101-041 inclusive } ALL 12
2276 32 } Box #5

The premises are commonly known as 2338 West 47th Place, Chicago, Illinois.

The Grantor herein is successor by merger to Standard Brands Incorporated, a
Delaware corporation.

This conveyance is made to the Grantees herein as tenants in common, in equal
shares.

-86-367473

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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, SUCCESSORS 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, successors 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 Vice President, and attested by its Assistant Secretary, the day
and year first above written.

11 00

By Keith C. Thompson
Keith C. Thompson, Vice President
Attest: Robert K. DeVries
Robert K. DeVries, Assistant Secretary

This instrument was prepared by Alexander R. O'Neill, Esq., River Road, East Hanover, NJ 07936
(NAME AND ADDRESS)

BOX 334

86367473

UNOFFICIAL COPY

STATE OF NEW JERSEY)
) ss.
COUNTY OF MORRIS)

86367473

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith C. Thompson personally known to me to be the Vice President of the corporation, and Robert K. DeVries 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 31st day of July, 19 86.

Jean M. Caffrey
Notary Public

Commission expires _____
JEAN M. CAFFREY
Notary Public of New Jersey
No. 108234
Expires: November 10, 1987

★ ★ ★ ★
025792

CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE AUG20'88 ★
RB.11190 ★
125.00 ★



SPECIAL WARRANTY DEED

Corporation to Corporation Individuals

NABISCO, INC.

a New Jersey corporation

TO

Anthony C. Cavalea III & Arthur

H. Cavalea, both married men

ADDRESS OF PROPERTY:

2238 West 47th Place

Chicago, Illinois

MAIL TO:

**GEORGE E. COLE
LEGAL FORMS**