

# UNOFFICIAL COPY

Location No. 15723

87539210

## SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 14th day of September, 1987, between KWIK-CHEK REALTY COMPANY, INC., a corporation created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, with its principal offices at 2828 North Haskell Avenue, Dallas, Texas 75204, party of the first part, and DEVON BANK, as Trustee under Trust No. 5349 dated May 1, 1987, of the City of Chicago, County of Cook, State of Illinois, party of the second part;

### WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, 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 GRANT, BARGAIN and SELL unto the said party of the second part, and to its successors and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois (the "Property") known and described as follows, to wit:

See Schedule A, attached hereto and made a part hereof containing the legal description of the Property.

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

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 said party of the first part, either in law or equity, of, in and to the Property with the appurtenances, unto the said party of the second part, its successors and assigns forever.

AND THE SAID PARTY of the first part, for itself and its successors, does covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that it has not done or suffered to be done anything whereby the Property is, or may be, in any manner encumbered or charged, except as may otherwise be herein recited; and that it WILL SPECIALLY WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming or to claim the same by, through or under it, but not otherwise.

64107  
Per Stamps offered to  
Doc # 7656639

87539210

Box 334

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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 as of this 10th day of September, 1987.

KWIK-CHEK REALTY COMPANY, INC.

ATTEST:

By:

Daniel T. Cronk  
Assistant Secretary

By:

Kenneth M. Smith  
Vice President

(Seal)

Property of Cook County Clerk's Office

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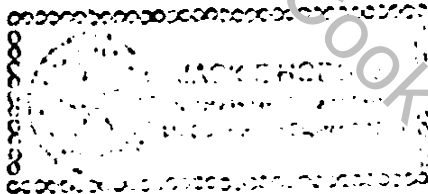
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STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Kenneth M. Slank, known to me to be the Vice President of KWIK-CHEK REALTY COMPANY, INC., and Ramuel D. Cronk, known to me to be the Assistant Secretary of said corporation, and 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 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 14th day of September, 1987.



(SEAL)

Jack Hodges  
Notary Public

My Commission Expires:

07/15/91

Mail recorded deed to: *Mail*

Paul T. Wigoda  
208 South LaSalle Street  
Suite 1560  
Chicago, Illinois 60604

Send subsequent tax bills to:

Barry Kriesler  
1901 North Halsted  
Chicago, Illinois 60614

This instrument was prepared by:

The Southland Corporation  
Post Office Box 719  
Dallas, Texas 75221

DSREAL256

87539210

# UNOFFICIAL COPY

(Location No.) 5723

Exhibit A

## PARCEL I

LOTS 1 TO 20, BOTH INCLUSIVE, IN BLOCK 8 IN PETER SHRIMP'S SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 AND SAID EAST LINE EXTENDED NORTH TO THE SOUTHEAST CORNER OF BLOCK 5, IN PETER SHRIMP'S SUBDIVISION AFORESAID, ALSO THE VACATED ALLEY RUNNING NORTH AND SOUTH LYING WEST OF AND ADJOINING LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17 AND 20 IN BLOCK 8 AND LYING EAST OF AND ADJOINING LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18 AND 19 IN BLOCK 8 BETWEEN LASALLE STREET AND THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SAID BLOCK 8, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL II

LOT 1 TO 20, BOTH INCLUSIVE IN BLOCK 5 IN PETER SHRIMP'S SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD (EXCEPTING HOWEVER, THAT PORTION OF LOT 1 IN BLOCK 5 AFORESAID LYING AND SITUATED UNDER THE SOUTH WALL OF THE BUILDING LOCATED IMMEDIATELY NORTH OF AND ADJACENT TO SAID LOT 1 IN BLOCK 5 AFORESAID; WHICH STRIP OF LAND SITUATED UNDER THE SOUTH WALL OF SAID BUILDING IS 59 FEET 11-3/8 INCHES LONG, MORE OR LESS AND 2 INCHES WIDE AT ITS WIDEST POINT), ALSO THE NORTH AND SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 1 TO 20, BOTH INCLUSIVE.

## PARCEL III

THE STRIP OF LAND 290.28 FEET LONG AND NORTH AND SOUTH, BY 12 FEET EAST AND WEST, LYING EAST OF AND ADJOINING THE EAST LINE OF THE SAID BLOCK 5 BEING A STRIP OF LAND FORMERLY AN ALLEY WHICH ALLEY HAS BEEN VACATED ALL IN COOK COUNTY, ILLINOIS.

## PARCEL IV

THE VACATED EAST AND WEST ALLEY LYING BETWEEN SAID BLOCKS 5 and 8 IN PETER SHRIMP'S AFORESAID.

Permanent Index No.: 20-09-421-027415 / 70 20  
20-09-421-034  
20-09-421-037 4675 70 12 14110  
20-09-421-038 4675 / 70 20 TP 420

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED TO THE PARTY OF THE FIRST PART, BY DEED DATED JUNE 30, 1969, AND RECORDED AS DOCUMENT NO. 20909663 IN THE DEED RECORDS OF COOK COUNTY, ILLINOIS ON JULY 24, 1969.

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$19.00  
1M111 TRAN 6132 16/02/87 16:40:00  
#071 # H \* 07-539210  
COOK COUNTY RECORDER

1400