

# UNOFFICIAL COPY

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Location No. 13318

87096200

## SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 10 day of FEBRUARY, 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 JAMES L. SMITHBERG and NANCY K. SMITHBERG, husband and wife, with an address at 16952 Gaynelle Road, Tinley Park, Illinois 60479, party of the second part;

### W I T N E S S E T H :

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/10 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 their heirs 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 (the "Conditions").

SUBJECT FURTHER TO the following restrictions which shall run with the land (the "Restrictions"):

Neither the party of the second part, nor their heirs, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall never be used for:

-----  
This instrument was prepared by:

J. Donald Stevenson, Jr., Attorney  
The Southland Corporation  
Post Office Box 719  
Dallas, Texas 75221

Mail to: ✓ CARL J. VANDENBERG  
16710 S. OAK PARK  
TINLEY PARK, IL  
60477

PIN # 28-19-300-019 JAC

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- i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, wine or other alcoholic beverages for consumption off the Property;
- ii. the retail sale of any food or food products, beer, wine or other alcoholic beverages for consumption on or off the Property; or
- iii. the sale of motor fuels and petroleum products.

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, their heirs 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, their heirs and assigns, that it has not done or suffered to be done anything whereby the Property hereby granted 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, subject to the Conditions and Restrictions.

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 the 10 day of February, 1987.

KWIK-CHEK REALTY COMPANY, INC.

ATTEST:

By:

Daniel T. Cronk  
Assistant Secretary

By:

John H. Rodgers  
Vice President

(Seal)

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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 John H. Rodgers, known to me to be the Vice President of the corporation, and Daniel T. 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 10<sup>th</sup> day of February, 1987.

Suzy Klatt  
Notary Public

(SEAL)

My Commission Expires:

2/22/87

DEPT-01 RECORDING \$12  
188444 TRAN 0330 02/10/87 13:30:00  
44572 # 10 \* \* \* \* \* 017 47200  
2000 COUNTY RECORDER

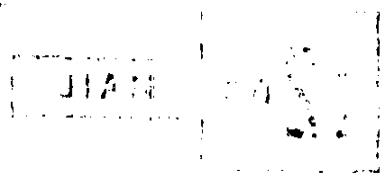
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Property of Cook County Clerk's Office



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## EXHIBIT A

That property located in Cook County, Illinois with a street address of 16650 Oak Park Avenue, Tinley Park, Illinois, with a tax number of 28-19-300-019, more particularly described as follows:

The North 100 feet of the South 300 feet of that part of the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of the said Southeast 1/4 of the Southwest 1/4, and running thence West along the South line thereof, 316.50 feet; thence North 880.0 feet to a point being 316.37 feet West of the East line of the Southeast 1/4 of the Southwest 1/4; thence East parallel with the South line of the Southeast 1/4 of the Southwest 1/4, 316.37 feet; thence South along the East line of the said Southeast 1/4 of the Southwest 1/4, 880.0 feet to the place of beginning, in Cook County, Illinois;

Excepting therefrom the East 50 feet thereof dedicated for public street by Plat of Dedication recorded June 23, 1981 as Document Number 25914111, in Cook County, Illinois.

Being and intended to be a portion of the same property conveyed to the party of the first part by deed dated April 29, 1969, recorded May 16, 1969, as Document No. 20843121 in the Office of the Recorder of Deeds of Cook County, Illinois.

DSREAL 70


Cook County Clerk's Office

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Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP FEB 17 '87  
P.B. 11431



55.00

COOK  
CO. NO. 015

1 6 1 9 8 0



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

FEB 17 '87  
P.B. 10687

\*\*\*  
DEPT. OF  
REVENUE

55.00

Property of Cook County Clerk's Office