

7095809 DA

WARRANTY DEED

UNOFFICIAL COPY

ST7199609

1987 12 29

271199000

Statutory ILLINOIS

Partnership
(the predecessor to Corporation)

The Above Space is for Recording Use Only

THE GRANTOR OR GRANTORS SPOT ZONED PARTNERSHIP, an Indiana general partnership, created and existing under and by virtue of the laws of the State of Indiana, and fully authorized to transact business in the State of Illinois, of the City Michigan City County of La Porte State of Indiana for and in consideration of 750 and 20,000 DOLLARS

CONVEY and WARRANT to Jiffy Lake International of Maryland, Inc. a corporation created and existing under and by virtue of the Laws of the State of Maryland having its principal office at the following address 7208 Security Boulevard, Suite 200, Baltimore, Maryland 21207 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached to the reverse side of this Deed.

12.00

79
13-23-232-008-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The undersigned General Partner(s) warrant their authority to execute this document on behalf of the General Partnership and bind the Partnership and all its Partners and each of them.

DATED this 29th day of December 1986

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURES

SEAL [Signature] SEAL
General Partner
SEAL

State of Illinois, County of DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Glenn M. Lubeznik

IMPRESS SEAM HERE 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of December 1986

Commission expires 12/22 1987 Anthony J. Tasham III

This instrument was prepared by Thomas F. Powell & Associates, P.C. 1420 Kensington Road, #200 Oak Brook, IL 60521

Thomas F. Powell & Associates, P.C.
1420 Kensington Road, Suite 200
Oak Brook, Illinois 60521

3630 North Elston Avenue
Chicago, Illinois
Jiffy Lake International of Maryland, Inc.
7208 Security Boulevard, Ste. 200
Baltimore, MD 21207

STATE OF ILLINOIS
NOTARY PUBLIC
ST7199609
REVENUE STAMPS HERE

12885700

2.122

UNOFFICIAL COPY

WARRANTY DEED

Indivisible to Corporation

10

GEORGE E. COLE
LEGAL FORMS

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET) WITH THE CENTER LINE OF ELSTON AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ELSTON AVENUE A DISTANCE OF 604.15 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES WITH ELSTON AVENUE A DISTANCE OF 158 FEET; THENCE SOUTH AT RIGHT ANGLES TO WARNER AVENUE (NOW ADDISON STREET) A DISTANCE OF 302.9 FEET TO THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET); THENCE EAST ALONG THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET) 547.65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING EXCEPTING THAT PART THEREOF TAKEN FOR STREET PURPOSES AND EXCEPT THEREFROM THAT PART LYING NORTH AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST ADDISON STREET WITH THE EAST LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN R. F. BICKERDIKE'S SUBDIVISION OF BLOCK 12 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK RECORDED AS DOCUMENT NUMBER 4015579; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 12 A DISTANCE OF 93.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST PARALLEL WITH THE NORTH LINE OF WEST ADDISON STREET 113.29 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.34 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 65.50 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 25 SECONDS EAST 129.18 FEET TO THE SOUTHWESTERLY LINE OF ELSTON AVENUE, AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST ADDISON STREET WITH THE EAST LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN R. F. BICKERDIKE SUBDIVISION OF BLOCK 12 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK RECORDED AS DOCUMENT NUMBER 4015579; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 12 A DISTANCE OF 93.79 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST PARALLEL WITH THE NORTH LINE OF WEST ADDISON STREET 113.29 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.34 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 252.78 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH INTERSECTION IS 94.25 FEET NORTH OF NORTH LINE OF WEST ADDISON STREET; THENCE SOUTH 46 DEGREES 31 MINUTES 34 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE 136.17 FEET TO THE NORTH LINE OF WEST ADDISON STREET; THENCE SOUTH 89 DEGREES 53 MINUTES 48 SECONDS WEST ALONG SAID LINE 465.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 3630 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS

REAL ESTATE TAX INDEX NO: 13-23-232-028-0000

87179609