

UNOFFICIAL COPY

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When recorded return to:
Robert S. Levy and Associates
221 North LaSalle Street, Suite 1616
Chicago, Illinois 60601

88434850

Location No. 13320

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00), and other consideration, Texstore Properties Corp., a Delaware Corporation, with offices at 2828 N. Haskell Avenue, Dallas, Texas ("Grantor"), does hereby grant, bargain and sell unto Classic Sounds & Video, Inc., having offices at 3318 West 95th St., Evergreen Park, Illinois ("Grantee"), the following described real property situated in Cook County, Illinois (the "Property"):

See Exhibit A attached hereto and made a part hereof.

Being and intended to be the same property conveyed to Grantor by Deed dated October 19, 1972, recorded on October 30, 1972 as Document No. 22102259, in the Office of the Recorder of Deeds, Cook County, Illinois.

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 (the "Restrictions") which shall run with the land:

Neither Grantee nor its successors, 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:

- 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.

Grantor warrants to Grantee the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise and subject to the Conditions and Restrictions.

8700703

BOX 334

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02/25/08

11/11/08

02/25/08

PROPERTY OF
CITY OF CHICAGO
DEPARTMENT OF REVENUE

88434850

02/25/08

Property of Cook County Clerk

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE
RECEIVED
FEB 21 2008
\$ 00.00

018912

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Corporate Grantee
Location No. 13320

Grantor has caused this deed to be signed by its duly authorized officers and this corporate seal to be affixed this 13th day of January, 1988.

TEXSTORE PROPERTIES CORP.

ATTEST:

By: Steven R. Seldowitz
Steven R. Seldowitz
Assistant Secretary

By: John H. Rodgers
John H. Rodgers
Vice President

(SEAL)

STATE OF TEXAS
COUNTY OF DALLAS

88-434850

88-434850

DEPT-01 \$14.00
74444 TRAN 2414 09/22/88 11:24:00
#3229 # D *-88-434850
COOK COUNTY RECORDER

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that JOHN H. RODGERS personally known to me to be a Vice President of Texstore Properties Corp., and STEVEN R. SELDOWITZ personally known to me to be an 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 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 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 13th day of January, 1988.

Commission expires: _____

Jada F. Watters
Notary Public
JADA F. WATTERS, Notary Public
in and for the State of Texas
My Commission Expires 7-22-89

(SEAL)

This instrument was prepared by The Southland Corporation
2828 N. Haskell Ave.
Dallas, Texas 75204

#14-

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INVESTIGATION REPORT

DATE: 01/15/2008

REPORT NO: 01-15-08-001

Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE

1000 N. LAKE ST. CHICAGO, IL 60610

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3 6 4 3 4 Location No. 13320
Chicago, Illinois

EXHIBIT A

Lots 19, 20, 21, and 22 in Block 11 in Central Addition to Clearing, a Subdivision of the South three-fourths of the East half of the Southwest quarter of Section 17, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 6110 West 63rd Street
Chicago, Illinois

PIN #19-17-330-034
19-17-330-035
19-17-330-036
19-17-330-037

MCSMISC224

88434850

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Property of Cook County Clerk's Office

02/11/2010