RESCIAL WARRANTY DEED FICIAL COPY (Corporation to In Sivi N 21) (Minols)

SEMAL PURMS

| THIS INDENTURE, made this day of November 1988, between M & R THEATRES, INC. |
|---|
| a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and LOEWS CHICAGO CINEMAS, INC. |
| an Illinois corporation |
| 711 Fifth Avenue, New York, NY |
| (NAME AND ADDRESS OF GRANTEE) |
| a a second tractite about the many of the first |

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00 Dollars and other good and valuable consideration

88508096



Above Space For Recorder's Use Only

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 AT TEN of said corporation, by these presents does REMISE, RELEASE, ALIEN and part, and to 112 Holl and assigns, FOREVER, all the following AND CONVEY unto the party of the second part, and to its __ and State of Illinois known and described as follows, to wit: described land, situated in the County of COOK

Legally described on Exhibit A attached hereto and made a part hereof.

This deed is subject to the condition that title to the buildings, improvements and fixtures of every kind and description then located on the land shall revert to the grantor or its successors or assigns of the land upon termination of a certain Lease dated November , 1988, by and between grantor and grantee, demising the land described on Exhibit A attached hereto and made a part hereof (the "Lease"). A memorandum of the Lease was filed in the Office of the Registrar of Titles of Cook County, Illinois on November 2, 1988, as Document No. 1663, 1063, Illinois on November 2, 1988, as Document No. 12 375 1063, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 3, 1988, as Document to 88508095.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise represtaining, 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 spove described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises at above described, with the appurtenances, unto the party of the second part, 118. Asks 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, _______ 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 __ President, and attested by its __ its name to be signed to these presents by its and year first above written. M & R THEATRES, INC.

This instrument was prepared by Maureen A. Dowd. Kirkland & Ellis 200 East Randolph Drive, Chicago, IL 60601

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FICIAL COPY STATE OF COOK COUNTY OF. the undersigned in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MOOTIA President of the corporation, and ... personally known to me to be the 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. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be Directors affixed thereto, Junuant to authority, given by the Board of ____ as their free and volvingry act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth of County Clerk's Office GIVEN under my hand and official seal this Corporation to Individua SEORGE E. COLE ADDRESS OF PROPERTY: 2

SPECIAL WARRANTY DEED

EXHIBIT A

PARCEL 1:

LOT 4 (EXCEPT THAT PART LYING NORTH OF A LINE 380 FEET SOUTH OF THE NORTH LINE OF SECTION 13 (ALSO BEING THE CENTER LINE OF HINTZ ROAD) AND EAST OF A LINE 216 FEET WEST OF THE WEST LINE OF LOT 5 EXTENDED) IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF THE SOUTH 1420.62 FEET OF SECTION 12 WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE REGISTRARS OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 29, 1923 AS DOCUMENT #172867 IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART LYING WEST OF THE CENTER LINE OF MILWAUKEE AVENUE OF A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 8.9 CHAINS SOUTH OF THE NORTH EAST CORNER THEREOF, THENCE SOUTH ON SAID LINE 5.10 CHAINS THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 32.80 CHAINS TO A POINT 7.20 CHAINS EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION, THENCE NORTH PARALLEL WITH SAID WEST LINE 6.04 CHAINS, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 21.80 CHAINS TO THE CENTER OF THE DES PLAINES RIVER, THENCE SOUTHERLY ALONG THE CENTER OF SAID RIVER 1.57 CHAINS, THENCE EAST PARALLEL WITH SAID NORTH LINE 10.37 CHAINS TO THE PLACE OF BEGINNING (EXCEPT ANY PART FALLING SOUTH OF THE NORTH 924 FEET OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

P. I. Number: 03-13-101-016

03-13-101-024 03-13-200-009

03-13-200-009

Street Address: 1010 South Milwaukee Wheeling, Illinois

This instrument was prepared by and after recording return to:

Maureen A. Dowd Kirkland & Ellis 200 E. Randolph Chicago, IL 60601

BOX 289

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UNOFFICIAL COPY

STATE OF ILLINOIS)
, SS.
COUNTY OF C O O K)

marrial Resemble ... being duly sworn on oath, states that he resides at <u>\$707 (tokif five Storif IL</u>). That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

 Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OF

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new circeets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that _he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me this ≥ day of New 1973

NOTARY PURITO

BARTIN RUSENFILD

PRESIDENT OF MAR THEATRES, INC.