

WARRANTY DEED
State of ILLINOIS
(Corporation to Individual)

UNOFFICIAL COPY

88014271

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THE GRANTOR Frajoma, 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, for and in consideration of the sum of ----- Ten (10.00) * * * * * DOLLARS, and other good and valuable * * * * * in hand paid, consideration and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Frank F. Rowell, Jr., John J. Rowell, George G. Rowell, William A. Rowell, M. Mason Rowell, Autumn S. Rowell, Dina Storm Rogers and Peter Wood Rowell as Trustees of the Frajoma Inc. Shareholders trust under Trust Agreement dated as of Jan. 5, 1988 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

DEPT. OF RECORDING 117
141111 TRIM 12/14 01/11/88 13 05 0
20270 HES 10-0111-01 10271
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

See Exhibit A attached hereto

Subject to: See Exhibit B attached hereto

13⁰⁰

COO LOT 1 TO 5 PARCEL 2
17-08-301-005

Permanent Real Estate Index Number(s): 17-08-301-003, 17-08-301-004

Address(es) of Real Estate: 1550 Carroll Avenue, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ----- President, and attested by its ----- Secretary, this day of January, 1988.

IMPRESS
CORPORATE SEAL
HERE

FRAJOMA, INC.
(NAME OF CORPORATION)

BY M. Mason Rowell PRESIDENT
ATTEST Blaise B. Wier SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M. Mason Rowell personally known to me to be the President of the Frajoma, Inc.

corporation, and Blaise B. Wier 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 President and Secretary, they signed and delivered the said instrument 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.

IMPRESS
NOTARIAL SEAL
HERE

OFFICIAL SEAL
DONALD A DVORAK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT 13, 1991

Given under my hand and official seal, this 8th day of JANUARY, 1988

Commission expires October 13 1991
Donald A Dvorak
Mary L. Milano/Baker & McKenzie PUBLIC

This instrument was prepared by 2800 Prudential Plaza, Chicago, IL 60601
(NAME AND ADDRESS)

MAIL TO { Mary L. Milano/Baker & McKenzie
(Name)
2800 Prudential Plaza
(Address)
Chicago, Illinois 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Frank F. Rowell
(Name)
1550 Carroll Avenue
(Address)
Chicago, Illinois 60607
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO 28

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT A 2014271

Parcel 1:

All that part of Block 14 in Union Park Second Addition to Chicago in the West half of the Southwest quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows to wit:

Beginning at a point on the East line of Ashland Avenue 126 feet South of the South line of Arbour Place; running thence East on a line parallel with the South line of Arbour Place, to a point on the West line of an alley extending Westerly from St. John's Place into said Block 14, a distance of 178.5 feet more or less 8 feet South of the Northwest corner of said alley running thence South on the West line of said alley to the South line of said alley; running thence East on the South 135.5 feet of said Block 14; running thence South on said West line of said Lot 4 to the North line of Carroll Avenue; running thence West on the North line of Carroll Avenue to the East line of Ashland Avenue; running thence North on the East line of Ashland Avenue to the place of beginning.

ALSO

Parcel 2:

Lot 1 to 5 in McCords Subdivision of part of Block 14 and 15 in Union Park Second Addition to Chicago, according to the plat thereof recorded May 8, 1875 in Block 9 of plats Page 75 as Document 27494, in Cook County, Illinois.

88013271

EXHIBIT B

Subject to:

Taxes for the year 1987 and subsequent years.

Rights of the public and of the City of Chicago in and to that part of the West 176 feet of the South half of Block 14, lying West of a line 50 feet East of and parallel with the West line of said Section 8 as condemned for widening North Ashland Avenue on a petition of the City of Chicago filed February 1, 1921 in the Circuit Court of Cook County of Cook County, Illinois, as Case B 7114 wherein a judgment was rendered July 26, 1927.

Rights of the public and the City of Chicago in and to that part of Parcel 1 lying within a 16 foot East and West public alley running through Block 14 aforesaid, the center line of which is the center line of Block 14, as dedicated by partition deed between Edward B. Martin and Samuel D. Waskloy dated April 17, 1861 and recorded October 25, 1866 as Document 125400 and re-recorded January 13, 1873 as Document 78203 and also as shown on plat of McCord's Subdivision aforesaid.

Easement over the North 8 feet of that part of Parcel 1, lying West of and adjoining the East 176 feet of Block 14 as referred to in the Deed from The Connecticut Mutual Life Insurance Company to Imperial Box Company dated March 4, 1919 and recorded March 21, 1919 as Document 6485432 and also in Deed from Imperial Box Company to North Paper Mills dated February 17, 1947 and recorded February 21, 1947 as Document 1000310.

Provisions contained in deed from The Connecticut Mutual Life Insurance Company to John Titley and Joseph Titley, recorded August 23, 1932 as Document 413330, conveying that part of Block 14 aforesaid, commencing at a point on the East line of Ashland Avenue, 118 feet South of the South line of Arbour Place, thence East 175 feet more or less to the Northwest corner of the alley running into said Block from St. John's Place, thence South 8 feet on the West end of said alley to center line of said alley thence West to the East line of Ashland Avenue, thence North on said Ashland Avenue 8 feet to the place of beginning, that said 8 foot strip is to be forever as left open for an alley for the use and benefit of the owners of adjoining property.

Existing leases if any.

Rights of public or quasi-public utilities and the City of Chicago in and to those parts of the subject premises, lying within vacated alley for maintenance therein of poles, wires, conduits, sewers, etc. and other utility facilities and appurtenances.

Assignment of Rents from Frajona Inc. to Frank Rowell, Jr. as Trustee of Guardian Electric Manufacturing Co. Employees profit sharing and retirement Trust dated August 11, 1965 and recorded August 17, 1965 as Document Number 19563048.

Assignment of Rents from Frajona Inc. to Frank Rowell, Jr. as Trustee of Guardian Electric Manufacturing Co. Employees profit sharing and retirement Trust dated June 23, 1973 and recorded June 28, 1973 as Document 22379875.

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