

WARRANTY DEED  
State of ILLINOIS  
(Corporation to Corporation)

**UNOFFICIAL COPY**

88082913

COOK  
NO. 016



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
7 7 50

**\$17.00**

7148-066  
M. 990-841L

THE GRANTOR  
TRANSPORTATION HOUSE, INC.

a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration ~~DECKS/ASK~~ in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS Parcel 1 which is legally described in Rider "A" attached hereto and CONVEYS and QUIT CLAIMS Parcel 2 which is legally described in Rider "B" attached hereto, to TED'S TRUCK BODY AND TRAILER SERVICE, INC a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: 4601 South Tripp Avenue, Chicago, Illinois 60632, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTIONS AS TO PARCEL 1 AND PARCEL 2 ATTACHED HERETO AND MADE A PART HEREOF, AS RIDER "A" AND RIDER "B".

Permanent Real Estate Index Number(s): 19-03-400-143-0000 and 19-03-400-140-0000  
Address(es) of Real Estate: 4500 West 44th Place, Chicago, Illinois 60632

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 Assistant Secretary, this 22<sup>ND</sup> day of February, 1988.

IMPRESS CORPORATE SEAL HERE  
OHIO  
State of ~~OHIO~~, County of Cuyahoga ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Roger D. Brown personally known to me to be the President of the Grantor

Transportation House, Inc.  
(NAME OF CORPORATION)  
BY Roger D. Brown PRESIDENT  
ATTEST Ernestine M. Malzke ASSISTANT SECRETARY

corporation, and Ernestine M. Malzke personally known to me to be the 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 President and Assistant 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.

Given under my hand and official seal, this 22<sup>ND</sup> day of February, 1988

Commission expires Lifetime Commission  
O.R.C. 147.03 19    

Richard S. Katz  
NOTARY PUBLIC

This instrument was prepared by Richard S. Katz, Esq., 3700 Park East Dr., Beachwood, Ohio 44122

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
58125

IMPRESS NOTARIAL SEAL HERE

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
58125

DEPT. OF REVENUE  
FEB 25 1988

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
58125

MAIL TO  
GEORGE C. MORAVCIK  
(Name)  
POST OFFICE BOX 1103  
(Address)  
ST. CHARLES, ILLINOIS 60174  
(City and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Ted's Truck Body and Trailer Service, Inc.  
(Name)  
4601 SOUTH TRIPP AVENUE  
(Address)  
CHICAGO, ILLINOIS 60632  
(City, State and Zip)

OR RECORDERS OF

**BOX-333 - HV**

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00.718

FILED FROM BOX AND NUMBER REVEREND

Property of Cook County Clerk's Office

COOK COUNTY  
FILED FEB 25 PM 3-01

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BOX 2-28

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RIDER "A" to Deed dated February 22, 1988,  
by and between Transportation House, Inc., as  
Grantor, and, Ted's Truck Body and Trailer Service,  
Inc., as Grantee.

PARCEL 1:

That part of Lot B in the Circuit Court Partition of the South half and that part of the North West quarter lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat of said Circuit Court Partition recorded in the Recorder's Office on April 29, 1897 as Document No. 2530529 in Book 67 of Plats on Page 44 bounded and described as follows:

Beginning on a line which is 727.19 feet South from and parallel with the East and West center line hereinafter defined of said Section 3 at a point which is 718.07 feet West from the North and South center line hereinafter defined of said Section 3 and running thence South along a line which is parallel with said North and South center line of Section 3, a distance of 143.41 feet to a point which is 870.60 feet South from said East and West center line of Section 3; thence North Westwardly along the arc of a circle, convex to the South West and having a radius of 892.31 feet, a distance of 15.89 feet to a point which is 863.78 feet South from said East and West center line and 732.38 feet West from said North and South center line of Section 3; thence North Westwardly along the arc of a circle, convex to the South West and having a radius of 308.12 feet, a distance of 194.06 feet to a point which is 731.26 feet South from said East and West center line and 868.94 feet West from said North and South center line of Section 3; thence North Westwardly along a straight line, a distance of 52.03 feet to the point of deflection in the Westerly line of the lands conveyed to Crawford Real Estate Development Company by deed dated August 26, 1958, and recorded in the Recorder's Office of Cook County, Illinois on September 4, 1958, as Document No. 17307420, which is located in said deed at 1978.76 feet North from the South line and 893.11 feet West from the East line of the South West quarter of said Section 3; thence North Westwardly along the Westerly line of the land so conveyed being here a straight line, a distance of 78.18 feet to the point of deflection in said Westerly line which is located 2047.74 feet North from the South line and 929.38 feet West from the East line of said South West quarter of Section 3; thence continuing Northwardly along the Westerly line of the land so conveyed being here the arc of a circle convex to the South West and having a radius of 573.69 feet, a distance of 96 feet to a point on said line which is 528.14 feet South from said East and West center line of Section 3; thence South Eastwardly along the arc of a circle, convex to the South West and having a radius of 329.62 feet, a distance of 290.19 feet to a point which is 668.43 feet South from said East and West center line and on a line

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which is 724.07 feet West from and parallel with said North and South center line of Section 3; thence South along said parallel line, a distance of 58.76 feet to its intersection with said line 727.19 feet South from and parallel with said East and West center line of Section 3, and thence East along said last described parallel line, a distance of 6 feet to the point of beginning containing 29,995 square feet of land more or less. The foregoing description is based upon the following definitions:

The North and South center line of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the North East corner of said Section 3 and measured 2642.84 feet East from the North West corner of said Section 3 to a point on the South line of said Section 3, measured 2669.37 feet West from the South East corner of said Section 3 and measured 2668.04 feet East from the South West corner of said Section 3. The East and West center line of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South from the North East corner of said Section 3 and measured 2669.84 feet North from the South East corner of said Section 3, to a point on the West line of said Section 3 measured 2598.77 feet South from the North West corner of said Section 3 and measured 2661.19 feet North from the South West corner of said Section 3, all in Cook County, Illinois.

This conveyance is made subject to:

1. Liens, encroachments, encumbrances, restrictions, rights and other conditions of record and/or all other conditions or facts disclosed by the survey of the land made by Chicago Guarantee Survey Company, dated February 4, 1938, order no. 8712034.
2. Liens for taxes which are not yet due and payable.
3. Easements, reservations and covenants contained in the Trustee's Deed, dated February 19, 1974, from W. Wood Prince and James F. Donovan, as Trustees of the Central Manufacturing District, to, Transportation, House, Inc., as Grantee.

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RIDER "B" to Deed dated February 22, 1988,  
by and between Transportation House, Inc., as  
Grantor, and, Ted's Truck Body and Trailer Service,  
Inc., as Grantee.

## PARCEL 2:

That part of Lot "B" in the Circuit Court Partition of the South Half (S 1/2), and that part of the Northwest Quarter (NW 1/4) lying south of the Illinois and Michigan Canal Reserve, of Section Three (3), Township Thirty-eight (38) North, Range Thirteen (13) East of the Third Principal Meridian, in Chicago, Cook County, Illinois, according to the plat of said Circuit Court Partition recorded in the Office of the Recorder of Cook County, Illinois, on April 29, 1897, as Document Number 2530529, in Book 67 of Plats, Page 14, bounded and described as follows:

Beginning at the intersection of a line drawn parallel with and Six Hundred Eighty-seven and Nineteen Hundredths (687.19) feet south from the said East and West Center line of Section 3, with a line drawn parallel with and Seven Hundred Eighteen and Seven Hundredths (718.07) feet west from the said North and South Center line of Section 3; thence south along the last described parallel line a distance of Forty (40) feet to a point; thence west along a line drawn parallel with and Seven Hundred Twenty-seven and Nineteen Hundredths (727.29) feet south from the said East and West Center line of Section 3, a distance of Six (6) feet to a point; thence north along a line drawn parallel with the said North and South Center line of Section 3, a distance of Forty (40) feet to a point in the parallel line first hereinabove mentioned; thence East along said mentioned parallel line a distance of Six (6) feet to the point of beginning.

The following description is based upon the following definitions:

The north and south center line of said Section Three (3) is defined as a straight line drawn from a point on the north line of said Section Three (3), measured Twenty-six Hundred Forty-Eight and Fourteen Hundredths (2648.14) feet west from the northeast corner of said Section Three (3), and measured Twenty-six Hundred Forty-two and Eighty-four Hundredths (2642.84) feet east from the northwest corner of said Section Three (3), to a point on the south line of said Section Three (3), measured Twenty-six Hundred Sixty-nine and Thirty-seven Hundredths (2669.37) feet west from the southeast corner of said Section Three (3), and measured Twenty-six Hundred Sixty-eight and Four Hundredths (2668.04) feet east from the southwest corner of said Section Three (3).

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The east and west center line of said Section Three (3) is defined as a straight line drawn from a point on the east line of said Section Three (3), measured Twenty-five Hundred Ninety-seven and Nineteen Hundredths (2597.19) feet south from the northeast corner of said Section Three (3), and measured Twenty-six Hundred Sixty-nine and Eighty-four Hundredths (2669.84) feet north from the southeast corner of said Section Three (3), to a point on the west line of said Section Three (3), measured Twenty-five Hundred Ninety-eight and Seventy-seven Hundredths (2598.77) feet south from the northwest corner of said Section Three (3) and measured Twenty-six Hundred Sixty-one and Nineteen Hundredths (2661.19) feet north from the southwest corner of said Section Three (3).

This conveyance is made subject to:

1. Liens, encroachments, encumbrances, restrictions, rights and other conditions of record and/or all other conditions or facts disclosed by the survey of the land made by Chicago Guarantee Survey Company, dated February 4, 1988, order no. 8712034.
2. Liens for taxes which are not yet due and payable.
3. Easements, reservations and covenants contained in the Trustee's Deed, dated February 19, 1974, from W. Wood Prince and James F. Donovan, as Trustees of the Central Manufacturing District, to, Transportation, House, Inc., as Grantee.

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Property of Cook County Clerk's Office

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RES/74/dmt  
2/18/88

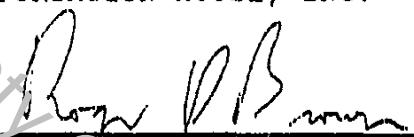
## PLAT ACT AFFIDAVIT

STATE OF OHIO            )  
                              )    SS.  
COUNTY OF CUYAHOGA    )

Roger D. Brown, being duly sworn on oath, states that he is President of Transportation House, Inc., an Ohio corporation which is duly authorized to transact business in the State of Illinois, and which has an office at 3700 Park East Drive, Beachwood, Ohio 44122; That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for the reason that said act is not applicable as Transportation House, Inc., the grantor owns no adjoining property to the premises described in said deed.

Affiant further states that this affidavit is made for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

TRANSPORTATION HOUSE, INC.

By:   
Roger D. Brown, President

Subscribed and sworn to before me this 18th day of February, 1988.

  
Richard S. Katz, Notary Public  
No expiration - O.R.C. 147.03

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