

SPECIAL WARRANT DEED  
(Corporation to Individual)  
(Illinois)

1989 FEB 17 PM 3:48

89074736

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71-94-009 DN

THIS INDENTURE, made this 14th day of February,  
19 89, between Jeteo Properties, Inc.

a corporation created and existing under and by virtue of the laws of  
the State of Delaware and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and Capital and Regional Properties Corporation,  
an Illinois corporation, 333 N. Michigan  
Suite 3000, Chicago, IL 60601  
(NAME AND ADDRESS OF GRANTEE)

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  
Dollars and other valuable consideration

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, ALIEN  
AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and State of Illinois known and described as  
follows, to wit:

See Exhibit A attached hereto and hereby made a part hereof



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 17 '89 DEPT. OF REVENUE 262.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 17 '89 262.50

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,  
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 above  
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above  
described, with the appurtenances, unto the party of the second part, its heirs 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, its heirs 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  
DEFEND, subject to:

Permanent Real Estate Index Number(s): 13-28-403-040

Address(es) of real estate: 4833 W. Diversey Chicago, IL

IN WITNESS WHEREOF, said party of the first part 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, the day  
and year first above written.

JETCO PROPERTIES, INC.  
(Name of Corporation)

By [Signature] President  
Attest: [Signature] Secretary

This instrument was prepared by Kim Delmedico, 8725 W. Higgins, Chicago, IL 60631  
(NAME AND ADDRESS)

Mr. John Gates  
Capital and Regional Properties Corporation  
MAIL TO: 333 N. Michigan, Suite 3000  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
Capital and Regional Properties Corporation  
333 N. Michigan, Suite 3000  
Chicago, IL 60601

OR RECORDER'S OFFICE BOX NO.

BOX 333

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STATE OF Illinois }  
COUNTY OF \_\_\_\_\_ } ss.


I, Cook, a notary public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph S. Vassalongo  
personally known to me to be the \_\_\_\_\_ President of Jetco Properties, Inc.,  
a Delaware corporation, and Frederick P. McBarr 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.


GIVEN under my hand and official seal this 14<sup>th</sup> day of Feb, 19 89


Kim J. Delmedico  
Notary Public

Commission expires 1-6-89

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★ 0 3 7 7 5 8 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE FEB 17'89 ★  
★ RB. 11193 ★  ★ 999.00 ★

★ 0 3 7 7 5 8 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE FEB 17'89 ★  
★ RB. 11193 ★  ★ 999.00 ★

★ 0 3 7 7 7 0 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE FEB 17'89 ★  
★ RB. 11193 ★  ★ 999.00 ★

★ 0 3 7 7 7 1 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE FEB 17'89 ★  
★ RB. 11193 ★  ★ 40.50 ★

Box

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE'S  
LEGAL FORMS

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EXHIBIT A

Lots 16 to 27, both inclusive, in Block 1 in Edward F. Kennedy's Resubdivision of the East half of the South East Quarter of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO:

1. General taxes for the year 1988 and subsequent years;
2. All special assessments levied or confirmed after the date hereof, provided said assessments are not yet due and payable and are for improvements not yet completed;
3. Any unconfirmed special tax or assessment; and
4. A restriction or covenant which shall run with the land for a period of ten (10) years after the date of recording of this deed that without the prior written consent of Jewel Companies, Inc., the Premises nor any part thereof shall not be used for a drug store or a prescription pharmacy of any size nor shall the Premises or any part thereof be used for a food store for the retail sale of food intended for consumption off the Premises.

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