

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

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89112205

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71-97-231 DN

THE GRANTOR

BOB EVANS FARMS, 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 and 00/100 DOLLARS, (\$10.00) in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

VICORP Restaurants, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Colorado having its principal office at the following address 400 West 48th Avenue, P.O. Box 16601, Denver, Colorado 80216, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

For description of the Real Estate herein conveyed see EXHIBIT A attached hereto and incorporated herein by this reference.

SUBJECT TO conditions, covenants, easements and restrictions as delineated in EXHIBIT B attached hereto and incorporated herein by this reference.

Permanent Real Estate Index Number(s): 12-34-405-021-0000

Address(es) of Real Estate: 1319 West North Avenue, Melrose Park, Illinois 60160

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Exec. V. President, and attested by its Secretary, this 27th day of February, 1989.

BOB EVANS FARMS, INC.

(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY [Signature] PRESIDENT
ATTEST: [Signature] SECRETARY

Ohio
State of Illinois, County of Franklin ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Keith P. Bradbury personally known to me to be the Exec. V. President of BOB EVANS FARMS, INC., an Ohio

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Daniel E. Evans 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 Exec. V.P. 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 27th day of February 1989.

Commission expires Oct. 3 1993
This instrument was prepared by John B. Rohyans, Esq., Porter, Wright, Morris & Arthur, 41 South High Street, Columbus, Ohio 43215
(NAME AND ADDRESS)

Stanley Ereckson, Jr., Esq.
Vice President/General Counsel
VICORP Restaurants, Inc.

MAIL TO:

{
400 West 48th Avenue
P.O. Box 16601
Denver, Colorado 80216
} (Address)
(City, State CO 333 - TH

SEND SUBSEQUENT TAX BILLS TO:
VICORP Restaurants, Inc.
ATTN: Tax Department
400 West 48th Avenue
P.O. Box 16601
Denver, Colorado 80216
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

1702037

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
REVENUE
400.00
COOK COUNTY
REAL ESTATE TRANSACTION TAX
14.00
OR REVENUE STAMPS HERE

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT A

The East 180 feet of the West 210 feet of the South 280 feet of that part of the West 1/2 of the South East 1/4 of the South East 1/4 of Section 34, Township 40 North, Range 12 East of the Third Principal Meridian, lying North of a line described as follows:

Beginning at a point on the East line of said West 1/2 of the South East 1/4 of the South East 1/4 of Section 34, a distance of 104.85 feet North of the South line of said Section; thence West to a point on the West line of the South East 1/4 of the South East 1/4 of Section 34, a distance of 104.50 feet North of the South line of said Section, in Cook County, Illinois.

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2025/11/11

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(Melrose Park)

EXHIBIT B

1. 1988 and 1989 taxes.
2. Rights of the public, State of Illinois and the municipality in and to that part of the land taken or used for roads and highways.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

2025-11-18

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AFFIDAVIT

STATE OF ILL)
COUNTY OF COOK) SS:

Robert S. Wood of Bob Evans Farms, Inc., being duly sworn on oath, states that he resides at Columbus, Ohio; that the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

(A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

- OR -

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:

1. 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;
2. 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;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973.

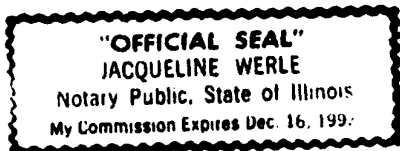
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

BOB EVANS FARMS, INC.

By: Robert S Wood
Robert S. Wood Eye V Proc

SWORN TO AND SUBSCRIBED before me this 28 day of February, 1989.



Jacqueline Werle
NOTARY PUBLIC

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Property of Cook County Clerk's Office

