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WARRANTY DEED
(Corporation to Corporation)

89301275

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THE GRANTOR

JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.

a corporation created and existing under and by virtue of the laws of the State of Maryland and duly authorized to transact business in the State of Maryland, for and in consideration of Ten (\$10.00)

DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

ROCFAM ENTERPRISES LIMITED PARTNERSHIP, a limited partnership a corporation organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address 908 North Elm Street, Suite 205 Hinsdale, Illinois 60521, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A

COOK COUNTY RECORDERS OFFICE
JUL 3 '89
REVENUE 252.75

Permanent Real Estate Index Number(s): 03-87-307-028

Address(es) of Real Estate: 2 W. Rand Road, Mt. Prospect, Illinois

89301275

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 Vice President, and attested by its Assistant Secretary, this 29th day of June, 1989.

JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.

IMPRESS CORPORATE SEAL HERE

BY Erik S. Larson VICE PRESIDENT
ATTEST: Alegra Best ASSISTANT SECRETARY

Maryland State of Illinois County of Baltimore ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ERICK S. LARSON personally known to me to be the Vice President of the JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.

corporation, and ALEGRA BEST 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 Vice 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.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 29th day of June 1989

Commission expires 7/1 1990 Pamela A. Helgenbach NOTARY PUBLIC

This instrument was prepared by ALEGRA BEST (NAME AND ADDRESS) 6000 Metro Drive, Baltimore, Maryland 21215



MAIL TO: GRACE KOH ANGELOS (Name) 525 West Monroe - Suite 1600 (Address) Chicago, Illinois 60606-3693 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: CAR CARE ENTERPRISES (Name) 1076 Tower Lane (Address) Bensenville, Illinois 60106 (City, State and Zip)

COOK COUNTY RECORDERS OFFICE
STATE TRANSACTION TAX
1342 \$506.00

COOK COUNTY RECORDERS OFFICE
STATE TRANSACTION TAX
1342 \$506.00

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Property of Cook County Clerk's Office

WARRANTY DEED

Corporation to Corporation 89301275

TO

GEORGE E. COLE
LEGAL FORMS

LOT 2 OF McDONALD'S RAND-ELMHURST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PLAT OF SUBDIVISION RECORDED APRIL 24, 1985 AS DOCUMENT

27523812 AND DEFINED IN THE EASEMENT AGREEMENT RECORDED JULY 18, 1986 AS DOCUMENT NUMBER 86303141.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DOCUMENT 86303141 FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING AND RENEWING A SANITARY SEWER LINE AND RELATED FACILITIES OVER, ABOVE, UNDER, IN AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN McDONALD'S RAND-ELMHURST SUBDIVISION, BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1985, AS DOCUMENT NUMBER 27523812, BEING A STRIP OF LAND 15 FEET IN WIDTH LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 91.5 FEET TO THE PLACE OF BEGINNING OF HEREIN DESCRIBED CENTER LINE; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 85 FEET TO THE POINT OF TERMINATION OF SAID CENTER LINE; SAID 15 FOOT STRIP OF LAND BEING BOUNDED ON THE SOUTH BY THE SOUTHEASTERLY LINE OF SAID LOT 1 AND BEING BOUNDED ON THE NORTH BY A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1 AND DRAWN THROUGH THE POINT OF TERMINATION, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DOCUMENT NUMBER 86303142 FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A STORM SEWER LINE AND RELATED FACILITIES OVER, ABOVE, ALONG, UNDER IN AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN McDONALD'S RAND-ELMHURST SUBDIVISION, BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1985 AS DOCUMENT NUMBER 27523812, BEING A STRIP OF LAND 10 FEET IN WIDTH AND LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 57.00 FEET TO THE PLACE OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS A DEFLECTION ANGLE TO THE RIGHT OF 109 DEGREES WITH THE EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 43.00 FEET TO THE POINT OF TERMINATION OF HEREIN DESCRIBED CENTERLINE; SAID 10 FOOT STRIP OF LAND BEING BOUNDED ON THE SOUTH BY THE SOUTHEASTERLY LINE OF SAID LOT 1 AND BEING BOUNDED ON THE NORTH BY A LINE DRAWN THROUGH THE POINT OF TERMINATION AT RIGHT ANGLES TO THE ALREADY DESCRIBED CENTERLINE, IN COOK COUNTY, ILLINOIS.

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