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THIS INDENTURE, made this 25th day of July, 1989, between Stark and Ale of Illinois, Inc., 12404 Park Central Drive, Dallas, Texas 75251, a corporation created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, party of the first part, and S & A Properties Corp., a Delaware corporation with an address of 12404 Park Central Drive, Dallas, Texas 75251

59346911

(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/100ths (\$10.00) Dollars and other good and valuable considera-

Above Space For Recorder's Use Only

tions 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 successors and assigns, FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

The parcel of land described on Exhibit "A" attached hereto and made a part hereof (the "Land") together with all buildings, structures and other improvements constructed upon the Land (collectively, the "Improvements"), all easements, rights and appurtenances relating to the Land and the Improvements, and all equipment, machinery, fixtures, and other items of real property, including all components thereof, now located located in, on and used in connection with the Improvements or necessary to the operation or maintenance thereof, which are now owned owned by Grantor, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, ventilating, refrigerating, water disposal, air-cooling and air-conditioning apparatus, sprinkler systems and fire and theft protection equipment and which constitute real estate under the laws of the state where the Land is located, together with all replacements, modifications, alterations and additions thereto.

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 successors 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 successors 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: all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

Permanent Real Estate Index Number(s): 29-34-200-038
Address(es) of real estate: 1250 Torrence Avenue, Calumet City, Illinois

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 Vice President, and attested by its Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX

5474
Stella W. Freyman
Calumet City - City of Homes 93,998.00
7-28-89

Stark and Ale of Illinois, Inc., a Nevada corporation
(Name of Corporation)

By [Signature]
Vice President

Attest: [Signature]
Secretary

This instrument was prepared by Linda L. Walters, Esq., Dechert, Price & Rhoads
(NAME AND ADDRESS)
3400 Centre Square West, 1500 Market Street
Philadelphia, Pennsylvania 19102

SEND SUBSEQUENT TAX BILLS TO
S & A Properties Corp.
(Name)
12404 Park Central Drive
(Address)
Dallas, Texas 75251
(City, State and Zip)

Linda L. Walters, Esq.
(Name)
Dechert, Price & Rhoads
(Name)
3400 Centre Square West
(Address)
1500 Market Street
(Address)
Philadelphia, Pennsylvania 19102
(City, State and Zip)

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Stella W. Freyman

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STATE OF New York
COUNTY OF New York ss.

I, Howard S. Schrader, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marci M. McLean personally known to me to be the Vice President of Steak and Ale of Illinois, Inc., a Nevada corporation, and Carolyn A. Skelley, 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 Vice 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 25th day of July, 1989.

[Signature]
Notary Public

Commission expires 5/27/90

HOWARD S. SCHRADER
Notary Public, State of New York
No. 24-4862716
Qualified in Kings County
Commission Expires May 27, 1990

Box

SPECIAL WARRANTY DEED

Corporation to Individual

Steak and Ale of Illinois, Inc.

a Nevada corporation

TO

S & A Properties Corp., a

Delaware corporation

ADDRESS OF PROPERTY:

1250 Torrence Avenue

Calumet City, Illinois

MAIL TO:

Linda L. Walters, Esq.
Dechert Price & Rhoads
3400 Centre Square West
1500 Market Street
Philadelphia, PA 19102

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN COOK COUNTY, ILLINOIS

Parcel 11

Lots 4 and 5 in Venture Urban Subdivision, being a resubdivision of Lot 3 (excepting therefrom that part taken for additional Right of Way for 159th Street in Case Number 80 "L" - 10816, in the Circuit Court of Cook County, Illinois), and also Lot 4 of the resubdivision of Lot 2 in River Oaks West Unit Number 2, in part of the Northeast Quarter of Section 24, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, recorded July 22, 1981 as Document No. 25944971, described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 5; Thence South 00°00'56" East along the East line of said Lots 4 and 5 a distance of 309.74 feet; Thence South 89°59'04" West a distance of 23.00 feet; Thence South 00°00'56" East a distance of 38.00 feet to the South line of said Lot 4; Thence North 89°32'22" West along the South line of said Lot 4 a distance of 96.28 feet to a point of curvature; Thence Northwesterly along the South line of said Lot 4 on a curve to the right having a radius of 30.00 feet, a chord bearing North 45°06'29" West, a chord distance of 42.21 feet, and an arc distance of 47.21 feet to a point of curvature; Thence North 00°07'57" West along the West line of said Lots 4 and 5 a distance of 195.76 feet to a point of curvature; Thence Northwesterly along the West line of said Lot 5 on a curve to the left having a radius of 111.25 feet, a chord bearing North 27°21'47" West, a chord distance of 103.08 feet, and an arc distance of 106.93 feet; Thence North 34°50'43" East along the Northwesterly of said Lot 5 a distance of 36.38 feet; Thence North 89°59'49" East along the North line of said Lot 5 a distance of 176.23 feet to the point of beginning.

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Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM MAY PROPERTIES 1975, INC., A CORPORATION OF DELAWARE TO STEAK AND ALE OF ILLINOIS, INC., A NEVADA CORPORATION, DATED JULY 29, 1981 AND RECORDED JULY 31, 1981 AS DOCUMENT NUMBER 25955725 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 9 IN VENTURE-URBAN SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 (EXCEPTING THEREFROM THAT PART TAKEN FOR ADDITIONAL RIGHT OF WAY FOR 159TH STREET IN CASE NUMBER 80"L"-10516, IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS), AND ALSO LOT 4 OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NUMBER 2 IN PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF TORRENCE AVENUE, AS DEDICATED, AND THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89 DEGREES 59 MINUTES 04 SECONDS WEST, 190.67 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 56 SECONDS WEST, 311.36 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 69.75 FEET, AN ARC DISTANCE OF 109.40 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 56 MINUTES 54 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 29 DEGREES 52 MINUTES 52 SECONDS WEST, 424.63 FEET; THENCE NORTH 0 DEGREES 07 MINUTES 08 SECONDS EAST, 222.33 FEET TO THE NORTH LINE OF SAID LOT 9 (EXCEPTING THEREFROM THE NORTH 38 FEET OF THE EAST 23 FEET, LYING WEST OF AND ADJACENT TO THE WEST LINE OF TORRENCE AVENUE), ALL IN COOK COUNTY, ILLINOIS

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