

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 25th day of July, 1989, between Steak 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

89346912

(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 considerations 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 into the party of the second part, and to its successors 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:

Above Space For Recorder's Use Only

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 in, on and used in connection with the Improvements or necessary for the operation or maintenance thereof, which are now 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, and 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, and its successors, 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): 24-07-216-027
Address(es) of real estate: 6401 West 95th Street, Chicago Ridge, 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.

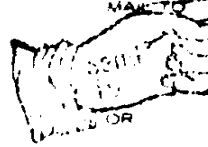
Steak and Ale of Illinois, Inc., a Nevada corporation
(Name of Corporation)

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
3400 Centre Square West
(Address)
1500 Market Street
Philadelphia, Pennsylvania 19102
(City, State and Zip)



RECORDER'S OFFICE BOX NO.

137/11/11

89-346912

UNOFFICIAL COPY

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. McBean personally known to me to be the Vice President of Steak and Ale of Illinois, Inc., a Nevada corporation, and Carelyn 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.

Howard S. Schrader
Notary Public

Commission expires 5/27/90

HOWARD S. SCHRADER
Notary Public, State of New York
No. 24 4862718
Qualified in Kings County
Com. 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:

6401 W. 95th Street

Chicago Ridge, 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

60310912

Property of Cook County Clerk's Office

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Unit 1421/B

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE LOCATED IN COOK COUNTY, ILLINOIS

PARCEL ONE:

LOT ONE (1) IN BENNIGAN'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN CHICAGO RIDGE MALL SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, PARKING, SIGNS AND UTILITIES AS GRANTED IN THE EASEMENT AGREEMENT RECORDED OCTOBER 11, 1983 AS DOCUMENT NO. 26815673 PURSUANT TO PARAGRAPHS 8 AND 9 OF THE FUTURE DEVELOPMENT PARCELS AGREEMENT RECORDED JUNE 12, 1980 AS DOCUMENT NO. 25484411 AND SECTION 4.4 (A) (1) OF THE OPERATING AGREEMENT RECORDED JUNE 12, 1980 AS DOCUMENT NO. 25484410, OVER, UNDER, AND UPON PARTS OF LOTS 6 AND 7 IN CHICAGO RIDGE MALL SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ONE

ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN CHICAGO RIDGE MALL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1981 AS DOCUMENT 25939324; THENCE NORTH $0^{\circ}07'46''$ WEST, ON THE EASTERMOST LINE OF LOT 7, A DISTANCE OF 205.60 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 37.5 FEET, AN ARC DISTANCE OF 58.82 FEET TO A POINT OF TANGENCY IN THE NORTH LINE OF LOT 7; THENCE SOUTH $89^{\circ}59'57''$ WEST, ON SAID NORTH LINE, A DISTANCE OF 190.13 FEET; THENCE SOUTH $00^{\circ}07'46''$ EAST, A DISTANCE OF 207.84 FEET; THENCE SOUTHERLY ON A NONTANGENT CURVE WHICH IS CONCAVE TO THE SOUTHWEST AND HAS RADIUS OF 187 FEET AND A CHORD BEARING OF SOUTH $13^{\circ}31'20''$ EAST, AN ARC DISTANCE OF 102.79 FEET; THENCE SOUTH $00^{\circ}07'46''$ EAST, A DISTANCE OF 18 FEET; THENCE NORTH $89^{\circ}52'14''$ EAST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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