

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

90015362

CAUTION: Consult a lawyer before using or acting under this form
All warranties, including merchantability and fitness, are excluded.

72 20 117 DN

THE GRANTOR AMERICAN STORES 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 for the consideration of Ten and no/100-----
----- DOLLARS,
and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUIT CLAIMS to

13.00

(The Above Space For Recorder's Use Only)

JETCO PROPERTIES, INC.,

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 8725 W. Higgins Road, Chicago, IL
all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

The South 214.50 feet of the North 247.50 feet lying south of the center line of Lake Street of the West 1/2 of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, (except the East 485.5 feet thereof and except the West 724.5 feet thereof and except any part thereof falling within Lake Street); in Cook County, Illinois

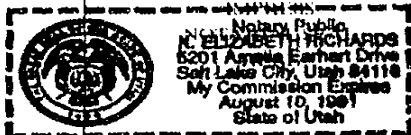
Permanent Index Number: 15-2-220-005

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 President, and attested by its Secretary, this 12 day of December 1999.

IMPRESS CORPORATE SEAL HERE BY AMERICAN STORES PROPERTIES, INC. (NAME OF CORPORATION) PRESIDENT SECRETARY

State of Illinois, County of Salt Lake ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JACK LUNT personally known to me to be the President of the

corporation, and J. GREG SPENCER 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 12 day of December 1999
Commission expires 8-10 1991 Elizabeth Richards NOTARY PUBLIC
This instrument was prepared by Kim Delmedico, 8725 W. Higgins Road, Chicago, IL (NAME AND ADDRESS)

AFFIX RIDERS' OR REVENUE STAMPS HERE
Exempt under provisions of Paragraph (e) of Section 4 of the Real Estate Transfer Tax Act.
12-12-99
Date

EXEMPTION APPROVED
VILLAGE CLERK - VILLAGE OF RIVER FOREST

MAIL TO: { Kim Delmedico (Name)
American Stores Properties, Inc.
8725 W. Higgins Road (Address)
Chicago, IL 60631 (City, State and Zip)

ADDRESS OF PROPERTY:
7473 Lake Street
River Forest, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Jewel Companies, Inc., Tax Dept.
3030 Cullerton (Name)
Franklin Park, IL 60131

OR RECORDER'S OFFICE BOX NO. BOX 333 - TH

90015362

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QUIT CLAIM DEED

Corporation to Corporation

TO

GEORGE E. COLE²
LEGAL FORMS

Property of Cook County Clerk's Office



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

Earl J. Barnes, being duly sworn on oath, states that he resides at 6911 S. Euclid, Chicago, IL

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

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

-OR-

the conveyance falls in one of the following exemptions as shown by amended Act which became effective July 17, 1959.

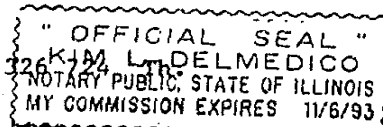
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as 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 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, 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 configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER 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.

SUBSCRIBED AND SWORN to before me this 5th day of January, 1990.

Kim L. Delmedico
 Notary Public



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Property of Cook County Clerk's Office



UNOFFICIAL COPY
RIVER FOREST 90015

Real Estate Transfer Tax

Check One

DECLARATION EXEMPTION

RECORDER OR REGISTRAR'S DEED NO. <u>90015352</u>
DATE RECORDED <u>1/10/1990</u> <i>[For Recorder's Use Only]</i>

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 400 Park Ave., River Forest, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 2f(4) of the Ordinance.
- 4) A signed copy of the Illinois Real Estate Transfer Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 2i of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) For additional information, please call the Village Clerk's Office at 366-8500, Monday thru Friday, 8:00 A.M. to 5:00 P.M.

Address of Property 7473 Lake Street Street Zip Code

Permanent Property Index No. 15-12-220-005

Date of Deed 12/12/89 Type of Deed Quit Claim

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ _____
Amount of Tax (\$0.50 per \$1,000 or fraction thereof of full actual consideration)	\$ _____

Note: The Village of River Forest, Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 2b, 2f and 2g of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) 4 of Section 2 of said Ordinance.

Details for exemption claimed: (explain) Transaction with no actual consideration

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: *[Please Print]*
(Seller)

American Stores Properties, Inc. 8725 W. Higgins Road, Chicago 60631
Name Address Zip Code

Signature [Signature] Date Signed 1/2/90
Seller or Agent

Grantee: *[Please Print]*
(Buyer)

Jetco Properties, Inc. 8725 W. Higgins Road, Chicago 60631
Name Address Zip Code

Signature [Signature] Date Signed 1/2/90
Buyer or Agent

EXEMPTION APPROVED
VILLAGE CLERK - VILLAGE OF RIVER FOREST
Office

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EXEMPTIONS:

SECTION 2b: Pursuant to the description of the territory of River Forest Special Service Area Number One, the real estate transfer tax is not imposed on business, industrial and commercial properties.

SECTION 2f: The tax imposed by this Ordinance shall not apply to the following transactions, provided said transactions in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Village Clerk may require:

- (1) transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (2) transactions in which the deeds secure debt or other obligations;
- (3) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (4) transactions in which the actual consideration is less than \$500;
- (5) transactions in which the deeds are tax deeds;
- (6) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (7) transactions in which the deeds are pursuant to a court decree;
- (8) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (9) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (10) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (11) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (12) a transfer by lease.

SECTION 2g: The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances:

- (1) From a decedent to his executor or administrator;
- (2) From a minor to his guardian or from a guardian to his ward upon attaining majority;
- (3) From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
- (4) From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (5) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (6) From a transferee under paragraphs (1) to (5), inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (7) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5 (b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
- (8) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (9) Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.