

UNOFFICIAL COPY

WARRANTY DEED
State of Illinois
(Corporation to Corporation)

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THE GRANTOR

SWABY MANUFACTURING COMPANY

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Four Hundred Twenty Five Thousand And No/100 ----- DOLLARS.

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

30081042

(The Above Space For Recorder's Use Only)

RKR PARTNERSHIP

partnership organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2600 North Clybourn Ave., Chicago, IL 60614, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Attached Hereto As "Exhibit A"

DEPT-01 RECORDING \$14.00
14222 TRAN 4998 02/21/90 16:03:00
#0271 # B #-90-084042
COOK COUNTY RECORDER

Permanent Real Estate Index Number(s): 13-32-400-011 and 13-32-400-028

Address(es) of Real Estate: 1820 North Major, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Malcolm A. Tripp President, and attested by its Melinda F. Chambers Secretary, this 14th day of February, 1990.

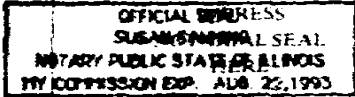
IMPRESS
CORPORATE SEAL
HERE

SWABY MANUFACTURING COMPANY
(NAME OF CORPORATION)

BY Malcolm A. Tripp PRESIDENT
ATTEST Melinda F. Chambers SECRETARY

State of Illinois, County of DuPage, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Malcolm A. Tripp personally known to me to be the President of the Swaby Manufacturing Company

corporation, and Melinda F. Chambers 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 14th day of February, 1990

Commission expires August 23, 1993
Susan Conning
NOTARY PUBLIC

This instrument was prepared by Melinda F. Chambers, Suite 360, 2809 Butterfield Road, Oak Brook, IL 60521

Transfers stamps affixed to
2501985
3861632
do #

APPEND "RIDERS" OR REVENUE STAMPS

00081042

30081042

MAIL TO { RKR PARTNERSHIP
2600 North Clybourn Ave.
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO
RKR PARTNERSHIP
2600 North Clybourn Ave.
Chicago, IL 60614

OR RECORDER'S OFFICE BOX NO 333

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WARRANTY DEED

Corporation to Corporation

Swaby Manufacturing Company

TO

RKR Partnership

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

This Exhibit A is attached to and made a part of that certain Warranty Deed dated Feb. 14, 1990 by Swaby Manufacturing Company as Grantor and RKR Partnership as Grantee.

PARCEL 1:

THAT PART OF LOTS 2 AND 4 IN KEENEY INDUSTRIAL DISTRICT (AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT SAID POINT BEING 308.28 FEET NORTH OF SOUTH LINE OF SAID LOT 2; THENCE WEST ON A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 4 A DISTANCE OF 401.56 FEET TO ITS INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF LAND CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED SOUTHWESTERLY AND HAVING A RADIUS OF 455.10 FEET A DISTANCE OF 323.17 FEET (ARC); THENCE EAST ALONG SAID RIGHT OF WAY LINE BEING A STRAIGHT LINE A DISTANCE OF 67.63 FEET; THENCE CONTINUING EAST ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED TO THE NORTH AND HAVING A RADIUS OF 487.34 FEET A DISTANCE OF 36.26 FEET (ARC) TO ITS INTERSECTION WITH SAID LINE DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF SAID LOTS 3 AND 4; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 111.35 FEET TO THE PLACE OF BEGINNING

Which includes: That part of Lot 4 which lies northeasterly of the Northeasterly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, in Keeneey Industrial District, an Owners' Division in the Southeast Quarter of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian.

PARCEL 2:

A STRIP OF LAND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY RIGHT OF WAY LINE OF LAND CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON NOVEMBER 9, 1932 AS DOCUMENT 11162537 SAID STRIP OF LAND BEING THAT PART OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT (AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD WITH A LINE DRAWN PARALLEL AND 308.28 FEET NORTH OF SOUTH LINE OF LOTS 2 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 26.43 FEET; THENCE NORTHWESTERLY ON A CURVED LINE CONVEXED SOUTHWESTERLY CONCENTRIC WITH SAID RIGHT OF WAY LINE AND HAVING A RADIUS OF 437.10 FEET A DISTANCE OF 114.26 FEET (ARC); THENCE NORTHWESTERLY ON A STRAIGHT LINE TANGENT TO SAID CURVED LINE A DISTANCE OF 143.57 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 503.78 FEET NORTH OF SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1.85 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE AFORESAID; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED NORTHEASTERLY AND HAVING A RADIUS OF 450.65 FEET A DISTANCE OF 43.11 FEET (ARC); THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, A DISTANCE OF 22.41 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED SOUTHWESTERLY AND HAVING A RADIUS OF 455.10 FEET A DISTANCE OF 176.64 FEET (ARC) TO THE PLACE OF BEGINNING, EXCEPTING FROM SAID PARCEL 2 A TRACT OF LAND DESCRIBED AS FOLLOWS:
(A STRIP OF LAND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON NOVEMBER 9, 1932 AS DOCUMENT 11162537, SAID STRIP OF LAND BEING PART OF LOTS 2 AND 3 IN "KEENEY INDUSTRIAL DISTRICT" (AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD

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PRINCIPAL MERIDIAN), DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD WITH A LINE DRAWN PARALLEL WITH AND 308.28 FEET NORTH OF THE SOUTH LINE OF LOTS 2 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 26.43 FEET; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX SOUTHWESTERLY, CONCENTRIC WITH SAID RIGHT OF WAY LINE AND HAVING A RADIUS OF 437.1 FEET TO A POINT 348.28 FEET NORTH OF THE SOUTH LINE OF LOTS 2 AND 4 IN KEENEY INDUSTRIAL DISTRICT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON SAID CURVED LINE A DISTANCE OF 54.21 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE, TANGENT TO SAID CURVED LINE A DISTANCE OF 143.57 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 509.78 FEET NORTH OF THE SOUTH LINE OF LOT 4, IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1.65 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE AFORESAID; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHEASTERLY AND HAVING A RADIUS OF 450.68 FEET, A DISTANCE OF 43.11 FEET (ARC); THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, A DISTANCE OF 22.41 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED SOUTHEASTERLY AND HAVING A RADIUS OF 455.1 FEET TO A POINT 748.28 FEET NORTH OF THE SOUTH LINE OF LOTS 2 AND 4 IN KEENEY INDUSTRIAL DISTRICT; THENCE EAST A DISTANCE OF 18 FEET TO THE POINT OF BEGINNING. (IN COOK COUNTY, ILLINOIS)

PARCEL 3:
AN EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 4 ON AND OVER THE PRIVATE STREET 50 FEET IN WIDTH WHICH SAID PRIVATE STREET EXTENDS OVER PREMISES DESCRIBED AS A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FOOT STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOTS 1 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT WHICH SAID POINT IS 491.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 491.78 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 2 (EXCEPTING THEREFROM THAT PART FALLING IN PARCELS 1 AND 4 AFORESAID)

PARCEL 4:
THAT PART OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, SAID POINT BEING 348.28 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 40 FEET, THENCE WEST ON A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 4, A DISTANCE OF 373.13 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 18 FEET DISTANT FROM THE NORTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537; THENCE NORTHWESTERLY ALONG LAST DESCRIBED PARALLEL LINE, BEING A CURVED LINE, CONVEXED SOUTHWESTERLY AND HAVING A RADIUS OF 437.10 FEET, A DISTANCE OF 60.07 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 348.28 FEET NORTH OF THE SOUTH LINE OF SAID LOTS 2 AND 4; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 417.52 FEET TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Address of Property: 1820 North Major Street
Chicago, Illinois 60639

Permanent Index Numbers: 13-32-400-011
13-32-400-028

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