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COOK COUNTY ILLINOIS
1990 MAR 26 PM 2:13
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THIS DEED

MADE the 22nd day of March, 1990

\$17.00

BETWEEN Century Properties II Limited Partnership, a Pennsylvania limited partnership, with a place of business located at 800 Central Union Building, Wheeling, West Virginia 25003,

Village Real Estate Transfer Tax of Oak Lawn \$500

(hereinafter called "Grantor")

Village Real Estate Transfer Tax of Oak Lawn \$50

Village Real Estate Transfer Tax of Oak Lawn \$200

A N D

Village Real Estate Transfer Tax of Oak Lawn \$25

Tire and Auto Holdings, Inc., a Delaware corporation, with a place of business at One Bryan Drive, Wheeling, West Virginia 26003,

Village Real Estate Transfer Tax of Oak Lawn \$5

(hereinafter called "Grantee")

WITNESSETH, that the said Grantor in consideration of Five Hundred Fifty-Five Thousand One Hundred Thirty-Two and xx/100 Dollars (\$555,132) and other valuable consideration, paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, its successors and assigns:

ALL that certain parcel of land located in the County of Cook and State of Illinois described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO all easements, rights-of-way, leases, restrictions and covenants as appear of record or that may be apparent upon an inspection of the property herein described.

TOGETHER WITH the appurtenances thereunto appertaining. With the appurtenances: TO HAVE and TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for itself, its successors and assigns hereby covenants and agrees that it will WARRANT SPECIALLY the property hereby conveyed.

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Village Real Estate Transfer Tax of Oak Lawn \$600
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COOK COUNTY ILLINOIS
REAL ESTATE TRANSACTION TAX
27775
REVENUE STAMP
MARCH 29 1990

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
555.50
COOK CO. NO. 016
004350

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WITNESS the hand and seal of the said Grantor.

WITNESS:

CENTURY PROPERTIES II
LIMITED PARTNERSHIP

Steve J. Adelkoff

By: *Danny C. Aderholt*
Danny C. Aderholt

Title: General Partner

Address of Property

4455 Southwest Highway
Oak Lawn, Illinois

Send Subsequent Tax Bills to:

Tire and Auto Holdings, Inc.

One Bryan Es.
Wheating WV 26003

This instrument was prepared
by ~~and should be returned to:~~
Steven J. Adelkoff, Esq.
1500 Oliver Building
Pittsburgh, Pennsylvania 15222

Tax Parcel
24-03-318-014

MAIL TO: GAIL MILLER
CHICAGO TITLE INSURANCE
12500 FAIR LAKES CIRCLE
SUITE 110
FAIR FAX
VIRGINIA 22033

BOX 333

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STATE OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY)

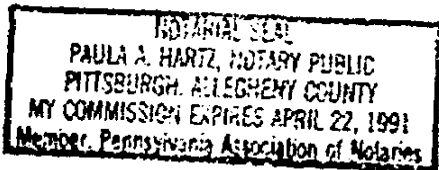
On this the 22ND day of March, 1990 A.D. 1990, before me, a Notary Public, the undersigned officer, personally appeared Danny C. Aderholt who acknowledged himself to be the General Partner of Century Properties II Limited Partnership, and that as such being duly authorized to do so, he executed the foregoing instrument for the purposes therein contained by signing the name of Century Properties II Limited Partnership, by himself as General Partner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Paula A. Hartz

NOTARY PUBLIC
(Title of Officer)

My Commission Expires:



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EXHIBIT "A"

PARCEL 1:

A tract of land in the East 1/2 of the East 1/2 of the South West 1/4 of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, said tract of land being described as follows:

Beginning at a point on the Southeasterly line of the South West Highway, the said point being 238.92 feet Northeasterly of (as measured along the said Southeasterly line) the intersection of the said Southeasterly line with a line drawn parallel with and 33 feet East of the West line of the said East 1/2 of the East 1/2 of the South West 1/4 of Section 3, and running thence Southeasterly along the extension of a radial line of said South West Highway, a distance of 112.25 feet to an intersection with the Northwestern right of way line of the Wabash Railroad; thence Northeasterly along the said right of way line, a distance of 300 feet; thence Northwesterly, a distance of 115.12 feet to a point on the said Southeasterly line of the South West Highway, 300 feet Northeasterly of the said point of beginning; thence Southwesterly along the said Southeasterly line, a distance of 300 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

A parcel of land comprising part of the East 1/2 of the East 1/2 of the South West 1/4 of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, the point of beginning of said parcel being described as follows:

Commencing at a point on the Southeasterly line of South West Highway, said point being 238.92 feet Northeasterly of (as measured along said Southeasterly line) the intersection of said Southeasterly line with a line drawn parallel with and 33 feet East of the West line of said East 1/2 of the East 1/2 of the South West 1/4 of Section 3, and running thence Southeasterly along the extension of a radial line of said South West Highway, a distance of 112.25 feet to an intersection with the Northwestern right of way line of the Wabash Railroad; thence Northeasterly along said right of way line, a distance of 300 feet to the said point of beginning of parcel to be described; thence Northeasterly along said right of way line, a distance of 109 feet; thence Northwesterly, a distance of 116 feet to a point on said Southeasterly line of South West Highway said point being 400 feet Northeasterly of, as measured along said Southeasterly line of the aforesaid (commencing point); thence Southwesterly along said Southeasterly line of the South West Highway, a distance of 100 feet; thence Southeasterly, a distance of 115.12 feet to the point of beginning, in Cook County, Illinois.

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BEING the same property conveyed to Century Properties II Limited Partnership, by deed from Tire America, Inc., dated December 30, 1985 and recorded in the Recorder's Office of Cook County, Illinois on January 7, 1986 as Document Number R86-007515.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Danny C. Aderholt, General Partner of
Century Properties II Ltd. Partnership, being duly sworn on oath,
states that he resides at 800 Central Union Bldg. Wheeling WV 26003

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:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions 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 of 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 interest therein for use as a right-of-way for railroads or other public utility facilities and other pipelines 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 particular 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.

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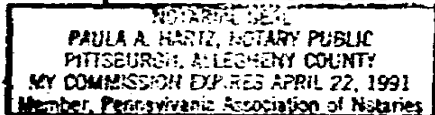
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

D. C. Aderholt

SUBSCRIBED and SWORN to before me
this 22nd day of March, 1990

Paula A. Hartz
NOTARY PUBLIC



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