

THIS INDENTURE, made this 17th day of July, 1992, between ROCFAM ENTERPRISES LIMITED PARTNERSHIP, a Delaware Limited Partnership, created and existing under and by virtue of the laws of the State of Delaware, and

92542934

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5492113 gm  
N92-1092-1104 WB E112645

**JIFFY LUBE INTERNATIONAL OF**

**MARYLAND, INC.**, a Maryland corporation, having its principal office at 700 Milam Street, Houston, Texas 77002, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **RENISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, the Real Estate, described on Exhibit A attached hereto.

DEPT-01 RECORDING \$27.50  
T#1111 TRAN 2672 07/24/92 12:11:00  
#4030 # -92-542934  
COOK COUNTY RECORDER

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 party, 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 party, its heirs and assigns forever.

And the party of the first party, for itself, and its successors, does covenant, promise and agree, to and with the party of the second party, its heirs 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: those matters shown on Exhibit B which is attached hereto and incorporated herein by this reference.

**IN WITNESS WHEREOF**, the General Partner of 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 President, and attested to by its Secretary, the day and year first above written.

**ROCFAM ENTERPRISES LIMITED PARTNERSHIP**

BY: **ROCFAM ENTERPRISES, INC.**  
Its General Partner

92542934

BY: [Signature]  
Its President

Attest: [Signature]  
Its Secretary



Mail to:

James T. Mayer  
Malk Harris & Miller  
212 E. Ohio Street, #500  
Chicago, IL 60611

Send Subsequent Tax Bills To:

Jiffy Lube International Maryland, Inc.  
700 Milam Street  
Houston, Texas 77002

Prepared by: Stephan Mills  
Schwartz - Freeman  
401 N. Michigan - #1900  
Chgo. Ill. 60611  
2750/36

# UNOFFICIAL COPY

ALBANY

NOTICE TO THE PUBLIC  
The following information is being furnished to the public for their information.

50

... by the ... and to the ...

... the ... and ...

92542334

PROPERTY OF COOK COUNTY CLERK'S OFFICE

ALBANY

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Handwritten notes and signatures at the bottom of the page.

STATE OF ILLINOIS )  
COUNTY OF DuPage ) ss.

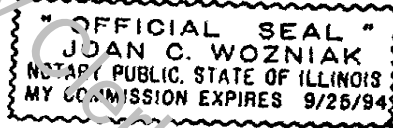
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROBERT E. ROCQUE personally known to me to be the President of ROCFAM ENTERPRISES, INC. and VIVIAN E. ROCQUE personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally 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 17th day of July, 1992.

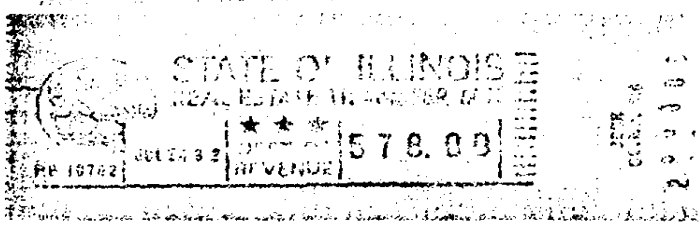
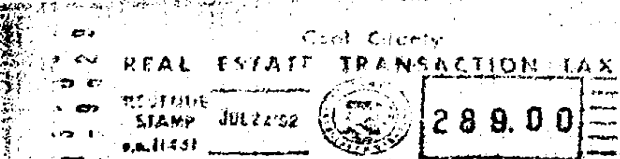
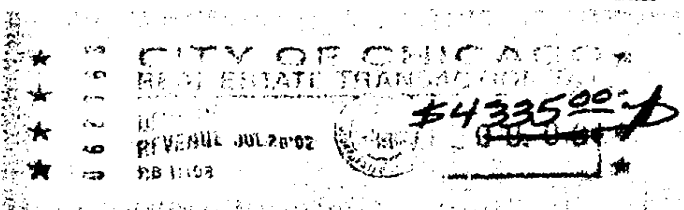
Joan C. Wozniak  
Notary Public

My Commission Expires:

09-25-94



92542934



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and for the County and  
the President of KOOKAM  
the same persons whose  
appeared before me  
and incidentally showed that as a resident and  
they signed and delivered of the said  
of said corporation to be  
of the Board of Directors  
and as the law  
for the use and  
day of July,

NOTARY PUBLIC  
STATE OF ILLINOIS

1000000000

Property of Cook County Clerk's Office

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## EXHIBIT "A"

**Store No.:** 839

**Parcel Address:** 5401 North Lincoln  
Chicago, Illinois

### **Legal Description:**

LOTS 20, 21, 22 AND 23 IN BLOCK 3 IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, AND THAT PART EASTERNLY OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 12 (EXCEPTING THEREFROM THAT PART THEREOF LING SOUTH OF LINE 200.0 FEET NORTH OF THE NORTH LINE OF BERWYN AVENUE), ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS AND ALLEYS) ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1923 AS DOCUMENT NUMBER 7879542 AS CORRECTED BY CERTIFICATE FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 30, 1923, AS DOCUMENT NUMBER 7905451.

**Property Index No.:** 13-12-216-037, VOL. 332

Recorder's Office  
92542934

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WILLIAMSON

Property of Cook County Clerk's Office

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

Store No. 839

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. THE SUBJECT LAND IS REGISTERED UNDER AN ACT CONCERNING LAND TITLES COMMONLY KNOWN AS THE TORRENS ACT.
3. EXISTING UNRECORDED LEASE FOR JBB CORPORATION OF CHICAGO.

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NO. 1234567

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