

WARRANTY DEED
Selling (ILLINOIS)
(Corporation to Corporation)
REAL ESTATE TRANSACTION TAX

UNOFFICIAL COPY



REVENUE
STAMP
NOV 2 1992
500.00

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73-41-585W
MS856 H3

THE GRANTOR, GOOD NEWS PUBLISHERS, INC., an Illinois Not-For-Profit

92815591

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 Ten and no/100ths

_____ DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to LITHOCOLOR PRESS, INC., an Illinois corporation, 9830 Derby Lane, Westchester, IL 60153

(The Above Space For Recorder's Use Only)

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 9830 Derby Lane, Westchester, Illinois

the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

see reverse side

subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any, and (i) general taxes for the year 1991 and subsequent years.

Permanent Real Estate Index Number(s): 15-21-201-041 & 15-21-201-040 & 15-21-200-068

Address(es) of Real Estate: 9830 Derby Lane & 1825 Roosevelt Road, Westchester, IL

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 Lane Dennis President, and attested by its Paul C. Benson Secretary, this day of October 1992.

GOOD NEWS PUBLISHERS, INC.

IMPRESS
CORPORATE SEAL
HERE

BY Lane Dennis PRESIDENT
ATTEST: Paul C. Benson 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 Lane Dennis personally known to me to be the President of the Good News Publishers, Inc.

corporation, and Paul C. Benson personally known to me to be

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

"OFFICIAL SEAL"
IMPRESS
DIANE SMITH
Notary Public, State of Illinois
My Commission Expires 9/14/96

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 22nd day of October 1992

Commission expires 4/14 1996

NOTARY PUBLIC

This instrument was prepared by Jeffrey R. Van Dyke, 124C South County Farm Road, P.O. Box 997, Wheaton, IL 60189

MAIL TO:

James W. McNeil c/o Lithocolor Press
9825 W. Roosevelt Rd.
Westchester IL 60154

SEND SUBSEQUENT TAX BILLS TO:

Lithocolor Press, Inc.
9830 Derby Lane
Westchester, IL 60153

OR

RECORDER'S OFFICE BOX NO.

COOK
CO. NO. 016

209169



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
500.00

COOK
CO. NO. 016

9170



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
500.00

92815591

BOX 333

UNOFFICIAL COPY

WARRANTY DEED
Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

PARCEL 1:

LOTS 65 TO 68, BOTH INCLUSIVE, AND VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS AND LOTS WEST OF THE EAST LINE OF SAID LOT 69 EXTENDED NORTH AND SOUTH OF THE SOUTHWESTERLY LINES OF LOT 69 AND EAST OF THE WESTERLY LINE OF SAID LOT 65 EXTENDED NORTHERLY AND EAST OF THE WEST LINE OF SAID LOT 69 EXTENDED SOUTH TO THE POINT OF INTERSECTION WITH SAID WESTERLY LINE OF SAID LOT 65 EXTENDED NORTHERLY, ALL IN GEORGE F. NIXON TERMINAL ADDITION TO WESTCHESTER IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-21-201-041

PARCEL 2:

ALL OF LOTS 69 TO 74 INCLUSIVE, AND THOSE PARTS OF LOTS 4 TO 10 INCLUSIVE TOGETHER WITH THOSE PARTS OF ALLEYS ADJOINING SAID LOTS AND VACATED BY ORDINANCE NUMBER 401 PASSED BY THE BOARD OF TRUSTEES AND APPROVED BY THE PRESIDENT OF THE VILLAGE OF WESTCHESTER ON THE 27TH DAY OF OCTOBER 1953 ALL IN GEORGE F. NIXON AND CO'S TERMINAL ADDITION TO WESTCHESTER IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FALLING WITHIN THE FOLLOWING DESCRIBED LINE COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 69, SAID POINT BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 69 WITH A LINE WHICH IS 141 FEET NORTH EASTERLY OF (AT RIGHT ANGLE MEASUREMENT) OF THE NORTH EASTERLY LINE OF DERBY LANE, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 69 TO 74 AND SAID LINE EXTENDED NORTH A DISTANCE OF 261.75 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF ROOSEVELT ROAD AS WIDENED, THENCE NORTH 76 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 160.02 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WEST LINE OF LOTS 75 TO 91 IN SAID GEORGE F. NIXON AND CO'S TERMINAL ADDITION TO WESTCHESTER EXTENDED NORTH, THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 335.71 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF SAID LOT 69 EXTENDED EAST, THENCE 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 58.40 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY LINE OF SAID LOT 69, THENCE NORTH 66 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 107.71 FEET TO THE PLACE OF BEGINNING, CONTAINING 48,162 SQUARE FEET MORE OR LESS, IN COOK COUNTY, ILLINOIS.

15-21-201-040

PARCEL 3:

THE NORTH 49.47 FEET OF LOT 64 TOGETHER WITH THE VACATED ALLEY NORTHWEST AND ADJOINING SAID NORTH 49.47 FEET LYING EAST OF A LINE DRAWN DUE NORTHERLY FROM THE NORTHEAST CORNER OF LOT 51 IN GEORGE F. NIXON AND CO'S TERMINAL ADDITION TO WESTCHESTER IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY ILLINOIS - 068
FILED FOR RECORD

92 NOV -2 PM 3: 32

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