

UNOFFICIAL COPY

92144268

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 26th day of February, 1992, between BRIDGESTONE/FIRESTONE, INC., formerly known as The Firestone Tire & Rubber Company, a corporation duly created and validly existing under the laws of the State of Ohio (herein called the "Grantor"), having an address at 2550 West Golf Road, Rolling Meadows, Illinois 60008, Attention: Real Estate Department, and MacNEAL MANAGEMENT SERVICES, INC., an Illinois corporation, having an address of 3249 South Oak Park Avenue, Berwyn, IL 60402 (herein called "Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant, bargain, sell and convey, unto Grantee and its successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lots One (1), Two (2), Three (3) and Four (4) in Block Two (2) in Groh and Christian's Subdivision of the North Half of the Northeast Quarter of the Northeast Quarter of Section Thirty (30), Township Thirty-nine (39) North, Range Thirteen (13), East of the Third (3rd) Principal Meridian, in Cook County, Illinois.

Common Address: 6425 West Cermak, Berwyn, IL
PINS: 16-30-206-009-0000; 16-30-206-008-0000; 16-30-206-007-0000; and 16-30-206-006-0000

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantor, its successors and assigns forever.

Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors 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:

1. Taxes and assessments not yet due and payable
2. Any condition an accurate survey may show
3. Covenants, conditions and restrictions of record

DEPT-01 RECORDING \$28.00
T#2222 TRAR 9346 03/05/92 10:02:00

Commencing on the date of recordation of this deed and continuing for ten (10) consecutive years thereafter, the premises conveyed hereby or any part thereof shall not be used in connection with a motor vehicle business. A motor vehicle business is a business which engages in sales, service and installation of motor vehicle parts, auto accessories, tire, batteries, brakes, mufflers, air conditioning; and other usual motor vehicle services such as tuneups, lube and oil changes, cooling systems flushing, filling and repair, electrical work, wheel alignments and suspension systems repair and replacement. This covenant shall run with the land and bind grantor, its successors, assigns and nominees.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX

MAR 2 '92 990.00

A.S.

BRIDGESTONE/FIRESTONE, INC., formerly known as The Firestone Tire & Rubber Company

By: Sunil Kumar
Sunil Kumar, Vice President

Attest: James S. Downing
James S. Downing, Assistant Secretary

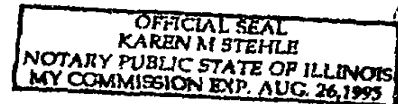
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

23 - 92-144268

Before me, the undersigned Notary Public in and for said State and County, on this 27th day of February, 1992, personally appeared Sunil Kumar and James S. Downing, known to me to be the Vice President and Assistant Secretary, respectively, of BRIDGESTONE/FIRESTONE, INC., and to be the identical persons who signed and severally acknowledged that they signed the foregoing instrument as such officers of said corporation for and on behalf of said corporation, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my signature and affixed my official seal on the day and year aforesaid.

Karen M. Stehle
Notary Public



This document prepared by:

Harry P. Carter, Esq., Bridgestone/Firestone, Inc., 2550 W. Golf Rd., Rolling Meadows, IL 60009 5055

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See File # [unclear]

LT/C - 94-00727 P8

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236700



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-5'92 DEPT. OF REVENUE 525.00

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-5'92 177.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-5'92 85.00

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AFTER RECORDING, MAIL TO:
ARNOLD E. KAROLEWSKI
CHUHAK & TEESON, P.C.
225 W. WASHINGTON ST.
SUITE 1300
CHICAGO, ILLINOIS
60606

JANUARY 1992
PROPERTY TAX DEPARTMENT
PROPERTY TAX COLLECTION SECTION
225 W. WASHINGTON ST. CHICAGO, IL 60606

THE CITY OF BERWYN, IL
REAL ESTATE TRANSFER TAX
MAR-5'92 967.50