

# UNOFFICIAL COPY

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COOK  
CO. NO. 018

219804

STATE OF GEORGIA

COUNTY OF FULTON

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of September, 1993 between AMERICAN TARA CORPORATION, a Georgia corporation, successor by merger to American Tara Corporation, an Illinois corporation, ("Grantor"), and MECHANICAL ENGINEERING PRODUCTS COMPANY ("Grantee") (the terms "Grantor" and "Grantee" to include their respective successors, and assigns where the context requires or permits);

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, the following described real property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Cook County, Illinois, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Property").

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in SEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth in Exhibit B, attached hereto and incorporated herein by reference, Grantor will warrant and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the claims of all persons claiming by, through or under Grantor.

Prepared by:  
Ron Kraft  
Powell, Goldstein, Frazer & Murphy  
191 Peachtree St., N.E.  
Atlanta, GA 30303

Return to:  
Amy Blumenthal  
Gould & Ratner  
222 N. LaSalle St.  
Chicago, IL 60601



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
220.00

27.00  
LP

49230

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
110.00

93798198

RECORDED BY \_\_\_\_\_

*Amy M. Blumenthal*  
DATE \_\_\_\_\_

BOX 333

MS 747325 D2 525641

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto as of the date and year first above written.

AMERICAN TARA CORPORATION,  
a Georgia corporation

By: Susan P. Brown

Title: Vice-President

Attest: Marcelene F. Fulton

Title: Secretary

[CORPORATE SEAL]

Property of Cook County Clerk's Office

State of Georgia, County of Fulton. I, the undersigned, a Notary Public in and for Cobb County, in the state aforesaid, DO HEREBY CERTIFY that Susan A. Brown, personally known to me to be the Vice-President of American Tara Corporation, a Georgia corporation ("Corporation") and Marcelene F. Fulton, personally known to me to be the Secretary of the 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of September, 1993.

Notary Public, Cook County, Georgia  
My Commission Expires January 10, 1997

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_

John A. [Signature]  
Notary Public

[IMPRESS NOTARIAL SEAL]

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COOK COUNTY, ILLINOIS  
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## EXHIBIT A

### Property Description

THE WEST 50 FEET OF LOT 4 IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO IN THE S. W. 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.C. 17-08-325-005

Address of Property:

1321-23 West Lake St.  
Chicago, IL 60607

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## EXHIBIT B

### Permitted Title Exceptions

1. Taxes and assessments for the current and subsequent years.
2. Unrecorded easements, if any, above or below the surface, and discrepancies or conflicts in boundary lines, any shortage in area, any encroachments, or other matters which a current survey or an inspection of the Property would disclose.
3. Security interest of Signal Capital Corporation, Secured Party, in certain described chattels on the land, as disclosed by financing statement executed by Frye Copysystems Inc., Debtor, and filed November 7, 1990 as Document No. 90U23183.
4. Security interest of Signal Capital Corporation, Secured Party, in certain described chattels on the land, as disclosed by financing statement executed by Frye Copysystems, Inc., Debtor, and filed November 7, 1990 as Document No. 90U23184.
5. Party Wall Agreement dated May 25, 1992 and recorded May 29, 1992 ad Document 92075085 made by and between American Tara Corporation, Georgia Corporation and Delaware Car Rental, Inc.
6. The recording of any deed or other instrument of conveyance of the land, or assignment of the beneficial interest under a land trust, the transfer of real estate by sale of partnership interests, sale of stock, in a corporation or similar methods, or transfer of a lease hold interest under a lease which provides for a term of 30 or more years, considering any options to renew or extend whether or not any portion of the term has expired, may be subject to real estate transfer taxes levied by the City of Chicago and is subject to:
  - (1) Prior approval by the Water Commissioner and
  - (2) Either certification of exemption from the City building registration ordinance or attachment of either a certification of registration or a receipt from the department of buildings showing that the building has been registered by the Purchaser. In the absence of such approval, the recorder of deeds is required by state law to refuse to record or register instruments of conveyance that are not in compliance with such tax requirements.
7. Security interest of SPEC, Inc., Secured Party, in certain described chattels on the land, as disclosed by financing statement executed by Frye Copysystems, Inc., Debtor, and filed May 24, 1991 as Document No. 91U09038.

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