

# UNOFFICIAL COPY

WARRANT DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation) 94 NOV 17 PM 2:52

94978968

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Cotter & Company

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) -----

94978968

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 The Pep Boys Manny, Moe & Jack of California

(The Above Space For Recorder's Use Only)

a corporation organized and existing under and by virtue of the laws of the State of California having its principal office at the following address 3111 W. Allegheny, Philadelphia, PA 19132, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See legal description attached here to "Exhibit A"

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV-94  
\$6937.50  
\$0.00  
107

NOV 17 PM 2:52  
Permanent Real Estate Index Number(s): 94978968  
14-30-310.025-0000

Address(es) of Real Estate: 2604 N. Elston Avenue, Chicago, Illinois 60614

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 14th day of November, 1994.

IMPRESS  
CORPORATE SEAL  
HERE

BY *[Signature]* Cotter & Company  
(NAME OF CORPORATION)  
VICE PRESIDENT  
ATTEST *[Signature]* ASSISTANT SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel T. Burns personally known to me to be the Vice President of the

IMPRESS  
NOTARIAL SEAL  
HERE

corporation, and John F. Moynihan personally known to me to be the Assistant 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 Vice President and Assistant 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 14th day of November 1994

**"OFFICIAL SEAL"**  
This is signed by  
**Michelle E. Nichols**  
Notary Public, State of Illinois  
My Commission Expires 5/30/95

John F. Moynihan, 2740 North Clybourn Avenue, Chicago, IL 60614  
(NAME AND ADDRESS)

MAIL TO  
Attn: Pep Boys  
(Name)  
3111 Allegheny  
(Address)  
Philadelphia, PA 19132  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Pep Boys  
(Name)  
3111 Allegheny  
(Address)  
Philadelphia, PA 19132  
(City, State and Zip)

COOK  
2 3 3 4 4 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
925.00

278

6 2 8 7 6

REAL ESTATE TRANSACTION TAX  
Cook County  
NOV 17 94  
482.50

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27 93092420-002 Mellin RFB

BOX 333-CTI

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE,  
LEGAL FORMS

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89382616

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EXHIBIT <sup>9</sup> A 9 7 6 9 6 8

ORDER NO.: 1401 007461872 D2

## PARCEL 1:

PART OF LOT 8 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SHOWN ON MAP RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JULY 30, 1859 IN BOOK 160 OF MAPS, ON PAGE 39, AS DOCUMENT 21356, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 8 AND THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 46 DEGREES, 20 MINUTES, 30 SECONDS EAST, ALONG SAID LINE OF NORTH ELSTON AVENUE, A DISTANCE OF 141.63 FEET TO A POINT 9.00 FEET NORTHWESTERLY OF THE CENTER LINE OF PARCEL "A" DESCRIBED IN DOCUMENT NUMBER 19990220, RECORDED NOVEMBER 9, 1966; THENCE SOUTHWESTERLY ALONG A LINE 9.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PARCEL "A" WITH THE FOLLOWING COURSE AND DISTANCES; THENCE SOUTH 43 DEGREES 28 MINUTES, 26 SECONDS WEST, A DISTANCE OF 10.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 594.81 FEET, A DISTANCE OF 102.83 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 612.81 FEET, A DISTANCE OF 105.73 FEET; THENCE SOUTH 43 DEGREES 28 MINUTES, 29 SECONDS WEST, A DISTANCE OF 209.54 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 379.42 FEET, A DISTANCE OF 131.95 FEET; THENCE SOUTH 63 DEGREES, 21 MINUTES, 59 SECONDS WEST, A DISTANCE OF 75.17 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 231.49 FEET, A DISTANCE OF 108.83 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 397.42 FEET, A DISTANCE OF 16.72 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 8; THENCE NORTH 43 DEGREES, 11 MINUTES, 15 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, A DISTANCE OF 728.79 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PERPETUAL EASEMENT FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1, CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN HERMAN H. HETTLER LUMBER CO., CORPORATION OF ILLINOIS AND PIONEER PAPER STOCK COMPANY, CORPORATION OF ILLINOIS, DATED NOVEMBER 8, 1950 AND RECORDED NOVEMBER 27, 1950 AS DOCUMENT 14960461 AND EASEMENT MADE BY CONTINENTAL ASSURANCE COMPANY, CONTINENTAL CASUALTY COMPANY AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 49369 DATED OCTOBER 31, 1975 AND RECORDED NOVEMBER 12, 1975 AS DOCUMENT 23250651 AND FURTHER EASEMENT RECORDED - AS DOCUMENT -, OVER THE FOLLOWING DESCRIBED LAND: A PORTION OF LOT 8 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, AS SHOWN BY MAP RECORDED IN THE RECORDER'S OF COOK COUNTY, ILLINOIS, ON JULY 30, 1859, IN BOOK 160 OF MAPS, ON PAGE 39, AS DOCUMENT 21356; AND OF THAT PART OF LOT 7 IN THE SHOWN ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, WITH LOTS 2, 3, 4, 6, 7, 9 AND 11 IN ASSESSOR'S DIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30 AFORESAID LYING BETWEEN THE RAILROAD AND THE RIVER, ACCORDING

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TO THE PLAT THEREOF RECORDED JANUARY 29, 1873, IN BOOK 3 OF PLATS, PAGE 91, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 7 WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, 61.19 FEET; THENCE WESTERLY AT AN ANGLE OF 54 DEGREES, 36 MINUTES, TO THE SOUTHEASTERLY LINE OF SAID LOT 7, 87.11 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO CHICAGO TELEPHONE COMPANY BY DEED FROM VIRGIL BRAND, DATED THE 30TH DAY OF JUNE, 1905, AND RECORDED JULY 1, 1905; IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 9085 OF RECORDS, PAGE 249, AS DOCUMENT 3718660; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY SO CONVEYED TO THE CHICAGO TELEPHONE COMPANY BY VIRGIL BRAND BY THE DEED AFORESAID, TO THE POINT OF BEGINNING;

SAID PORTION OF LOT 8 IN ASSESSOR'S SUBDIVISION AND SAID PART OF LOT 7 IN SNOW ESTATE SUBDIVISION BEING MORE FULLY DESCRIBED AS PARCEL "A" AND PARCEL "B" AS FOLLOWS:

PARCEL "A":

A STRIP OF LAND 18 FEET WIDE IN THE AFORESAID LOT 8 OF THE ASSESSOR'S SUBDIVISION AND IN LOT 7 OF THE SNOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, SAID 18 FOOT STRIP LYING 9 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH IS 150.63 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY STREET LINE WITH THE NORTHWESTERLY LINE OF SAID LOT 8 OF THE ASSESSOR'S SUBDIVISION, AND RUNNING THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 10 FEET TO A POINT 150.58 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 603.81 FEET, AND CONVEX SOUTHEASTERLY, A DISTANCE OF 104.38 FEET TO A POINT 141.06 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8 AND 113.89 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 603.31 FEET, AND CONVEX NORTHWESTERLY, A DISTANCE OF 104.38 FEET TO A POINT 131.55 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8 AND 217.78 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 209.54 FEET TO A POINT 130.51 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 388.42 FEET, AND CONVEX SOUTHEASTERLY, A DISTANCE OF 134.90 FEET TO A POINT 106.62 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8 AND 559.57 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 75.17 FEET TO A POINT 80.69 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8; THENCE WESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 240.49 FEET, AND CONVEX SOUTHERLY, A DISTANCE OF 113.05 FEET TO A POINT 18.62 FEET (MEASURED PERPENDICULARLY) SOUTHEASTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8 AND 724.10 FEET (MEASURED PERPENDICULARLY) SOUTHWESTERLY FROM SAID SOUTHWESTERLY STREET LINE; THENCE WESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 406.42 FEET, AND CONVEX SOUTHERLY, A DISTANCE OF 96.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AFORESAID, WHICH POINT IS 58.79 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM

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SAID NORTHWESTERLY LINE OF LOT 8 AND 12.42 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY.

PARCEL "B":

A STRIP OF LAND 18 FEET WIDE IN THE AFORESAID LOT 8 OF THE ASSESSOR'S SUBDIVISION AND IN THE AFORESAID LOT 7 OF THE SNOW ESTATE SUBDIVISION, SAID 18-FOOT STRIP LYING 9 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH IS 150.63 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY STREET LINE WITH THE NORTHWESTERLY LINE OF SAID LOT 8 OF THE ASSESSOR'S SUBDIVISION, AND RUNNING THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 427.63 FEET TO A POINT 148.51 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID NORTHWESTERLY LINE OF LOT 8; THENCE SOUTHWESTWARDLY AND WESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 406.42 FEET, AND CONVEX SOUTHERLY, A DISTANCE OF 428.30 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY ABOVE DESCRIBED, WHICH POINT IS 58.79 FEET (MEASURED PERPENDICULARLY) NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF LOT 8 AND 12.42 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

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February 2003