

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Corporation)
(Illinois)

96416218

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.

LTIC COMMERCIAL BE CARD # 96-04875 (1)

THIS INDENTURE, made this 31st day of May, 1996, between MANO HOLDINGS CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware,* party of the first part, and THE B. MANISCHEWITZ COMPANY, L.L.C, a Delaware limited liability company, One Manischewitz Plaza, Jersey City, New Jersey 07302, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REVERSE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

DEPT-01 RECORDING \$25.50
T#0014 TRAN 5494 06/03/96 11:59:00
#7153 # JW *--96--416218
COOK COUNTY RECORDER

25.50

*as successor by merger from THE B. MANISCHEWITZ SALES CORPORATION, formerly MANSAL REALTY CORPORATION, an Illinois Corporation, Above Space for Recorder's Use Only

Lots 31 through 36, both inclusive, in Prassas Square, a subdivision of the South 10 acres of Lot 1 in County Clerk's Division of that part of the Southeast Quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, lying South of Milwaukee Avenue, in Cook County, Illinois.

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 part, 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 part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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: All matters affecting title and appearing of record on the date hereof, the effect of all zoning and other applicable laws, and all taxes, charges and assessments for unpaid taxes for the year 1996, a lien not yet due and payable.

Permanent Real Estate Number(s): 13-22-437-009 Volume 350
Address(es) of real estate: 4040 West Belmont Avenue, Chicago, Illinois 60641
This transaction is an exempt transaction under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

IN WITNESS WHEREOF, 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 by its Secretary, the day and year first above written.

MANO HOLDINGS CORPORATION, a Delaware corporation

By: Robert D. Kroll
Robert D. Kroll, President

Attest: Richard E. Haine
Richard E. Haine, Secretary

This instrument was prepared by: Jay F. Kamlet, Brownstein Hyatt Farber & Strickland, P.C.,
410 17th Street, 22nd Floor, Denver, Colorado 80202

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Mail to:

Ms. Debbie McIntyre
Brownstein Hyatt Farber & Strickland, P.C.
410 17th Street, 22nd Floor
Denver, Colorado 80202

Send Subsequent Tax Bills to:
Accounting Department
One Marischewitz Plaza
Jersey City, New Jersey 07302

OR RECORDER'S OFFICE BOX NO. _____

State of New York)

County of New York)

I, Maureen P. Murphy, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert D. Kroli personally known to me to be the President of MANO Holdings Corporation, a Delaware corporation, and Richard E. Haine, 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 31st day of May 1996.

Maureen P. Murphy
Notary Public

MAUREEN P. MURPHY
Notary Public, State of New York
No. 24 4738844
Qualified in Richmond County
Certificate Filed in New York County
Commission Expires March 30, 1997

Commission expires 3/30/97

6-3-96

S. S. S. S.

LAWYERS TITLE INSURANCE CORPORATION

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

MANO HOLDINGS CORPORATION, a
Delaware corporation *

Dated May 31, 1996.

Signature _____

By: RICHARD E. HAINES, Secretary

Subscribed and sworn to before me

by the said Secretary

*as successor by merger from THE B. MANISCHEWITZ
SALES CORPORATION, formerly MANSAL REALTY
CORPORATION, an Illinois Corporation

this 31 day of May, 1996

Maureen P. Murphy
Notary Public

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

THE B. MANISCHEWITZ COMPANY,
LLC, a Delaware limited liability company

Dated May 31, 1996.

Signature _____

By: RICHARD E. HAINES, Secretary

Subscribed and sworn to before me

by the said Secretary

this 31 day of May, 1996

Maureen P. Murphy
Notary Public

MAUREEN P. MURPHY
Notary Public, State of New York
No. 24-4798844
Qualified in Richmond County
Certificate Filed in New York County
Commission Expires March 30, 1997

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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