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This Deed Prepared By:

Kathleen M. Curran, Esq.
Jones, Day, Reavis & Pogue
77 West Wacker Drive
Chicago, Illinois 60601-1692

After Recording Return To:

Russell B. Berghad, Esq.
Crummy, Del Deo, Dolan, Griffinger & Vecchione
One Riverfront Plaza
Newark, New Jersey 07102

Send Subsequent Tax Bills To:

Maple Leaf Bakery
3434 Rungee Road
Franklin Park, Illinois 60131

96671605

. DEPT-01 RECORDING \$29.00
. T#0012 TRAN 1903 09/03/96 12:21:00
. #4654 #ER *-96-671605
. COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 26 day of August, 1996, by and between JOHN SEXTON & CO., a Delaware corporation (the "Grantor"), having an address at 1050 Warrenville Road, Lisle, Illinois 60532 and MAPLE LEAF FOODS USA, INC. (the "Grantee"), having an office at One Main Street, Chatham, New Jersey 07928.

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 by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto the Grantee and its successors and assigns forever.

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BOX 333-CTT

272
76/4675 DI / 96045304 DI CT

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2011-01-13

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And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, and its assigns, that except for the Permitted Exceptions, the Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that except for the Permitted Exceptions, said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents as of the day and year first above-written.

B.S.T.
JOHN SEXTON & CO.,
a Delaware corporation

By: *Harold Feather*
Its: Vice President

STATE OF ILLINOIS)
COUNTY OF ~~COOK~~ DuPage) ss.

I, Tami S. Voda, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harold Feather the Vice President of John Sexton & Co., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this 26th day of August, 1996 and acknowledged, that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said _____, for the uses and purposes therein set forth.

1996 Given under my hand and seal this 26th day of August

Tami S. Voda
Notary Public

My commission expires:
3/1/99



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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN WESTERBERG RESUBDIVISION OF LOT 316 IN CENTEX INDUSTRIAL PARK UNIT 192 BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 276 IN CENTEX INDUSTRIAL PARK UNIT 157, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 34, AFORESAID, IN COOK COUNTY, ILLINOIS.

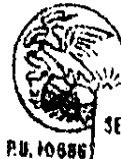
Property Address:

1225 Arthur Avenue
Elk Grove Village, IL 60007

Permanent Index Number:

08-34-402-041-0000

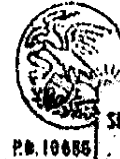
COOK
CO. NO. 016
254383



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP-2'98 DEPT. OF REVENUE
625.00

VILLAGE OF ELK GROVE VILLAGE
REAL ESTATE TRANSFER TAX
10888 s 3,750.00
8-27-98

COOK
CO. NO. 016
254383



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP-2'98 DEPT. OF REVENUE
625.00

100
100
100
100

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP SEP-2'98
P.D. 11427



625.00

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 1996 not yet due and payable.
2. Building line over the north 25 feet of the Property as shown on the plat of subdivision recorded as Document Number 22950628.
3. Easement over the south 15 feet and the east 20 feet of the Property for public utilities and drainage purposes as shown on the plat of Centex Industrial Park Unit 192 subdivision aforesaid.
4. Easement over the north 25 feet of the Property for underground public utilities, sewer, water and drainage purposes, as shown on the plat of Centex Industrial Park Unit 192 aforesaid.
5. Easement reserved for and granted to Northern Illinois Gas Company, its successors and assigns, in all platted 'easement areas', streets, alleys, other public ways and places shown on the plat of Centex Industrial Park Unit 192 subdivision aforesaid.
6. Easement reserved for and granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns within the area as shown by dotted lines on the plat of Centex Industrial Park Unit 192 subdivision aforesaid and marked 'easement'.
7. Covenants and restrictions contained in the Documents recorded June 22, 1976 as Nos. 23529469 and 23529470.
8. Easement for underground public utilities, sewer, water and drainage over the north 25 feet of the Property as shown on the plat of Westerberg subdivision recorded June 2, 1977 as Document 23966290.
9. Easement for public utilities and drainage over the east 20 feet and over the south 15 feet of the Property as shown on the plat of Westerberg subdivision aforesaid.
10. Easement over the north 25 feet, east 20 feet and south 15 feet of the Property, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision recorded June 13, 1977 as Document 23966290.

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11. Easement in favor of Northern Illinois Gas Company, its successors and assigns as shown on the plat of Westerberg subdivision .
12. Switch and spur tracks as disclosed by survey dated May 2, 1996 as Order No. 96-04-35:001, made by International Land Surveyors, Inc.

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