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THIS INSTRUMENT WAS
PREPARED BY:

96729763

Jeffrey L. Richman, Esq.
Jenner & Block
One IBM Plaza
Chicago, IL 60611

MAIL AFTER RECORDING
TO:

DEPT-01 RECORDING \$31.00
740012 TRAN 2117 09/24/96 14:56:00
\$3656 + CG *-96-729763
COOK COUNTY RECORDER

Glenn M. Azuma, Esq.
Trkla, Penigrew, Allen &
Payne, Inc.
222 North Riverside Plaza
Chicago, Illinois 60606

Above Space For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 18th day of September, 1996, between AMERICAN NATIONAL CAN COMPANY, a Delaware corporation, formerly known as National Can Corporation, a Delaware corporation, successor by merger to American Can Packaging Inc., a Delaware corporation ("Grantor"), having an address of 8770 West Bryn Mawr Avenue, Chicago, Illinois 60631, and MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1993 AND KNOWN AS TRUST NUMBER 13045 ("Grantee"), having an address of 6516 South Western Avenue, Chicago, Illinois 60636.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof (the "Premises").

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Property Address:

Phase I - 6017 South Western Avenue, Chicago, Illinois

Permanent Index No.:

20-18-300-006-0000
20-18-300-007-0000

BOX 333-CTI

700018797

20-18-300-006-0000

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FORM NO. 316

2553338



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

SEP 23 '96

DEPT. OF
REVENUE

600.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

SEP 23 '96



300.00

★ 050901
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE SEP 23 '96 ★
★ P.B. 11187 ★
★ 900.00 ★
★

★ 050902
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE SEP 23 '96 ★
★ P.B. 11187 ★
★ 900.00 ★
★

★ 050903
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE SEP 23 '96 ★
★ P.B. 11187 ★
★ 900.00 ★
★

★ 050904
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE SEP 23 '96 ★
★ P.B. 11187 ★
★ 900.00 ★
★

★ 050905
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE SEP 23 '96 ★
★ P.B. 11187 ★
★ 900.00 ★
★

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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

**AMERICAN NATIONAL CAN COMPANY, a
Delaware corporation**

By: Donald G. Wanfalt
Name: Donald G. Wanfalt
Its: Vice President & Treasurer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DIANE A. SANTINELLO, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that DONALD G. WANFALT personally known to me to be the V.P. & TREASURER of **AMERICAN NATIONAL CAN COMPANY**, a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such V.P. & TREASURER he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his 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 18 day of SEPTEMBER, 1996.

Diane A. Santinello
Notary Public

Commission Expires 4-21-2000



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EXHIBIT A

Legal Description

THE NORTH HALF OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH WESTERN AVENUE WITH A LINE PARALLEL WITH AND 282.74 FEET NORTH FROM THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE NORTHWARD ALONG SAID EAST LINE OF SOUTH WESTERN AVENUE A DISTANCE OF 557.91 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 490.91 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EASTWARD ALONG SAID PARALLEL LINE A DISTANCE OF 280.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 280.00 FEET EAST FROM SAID EAST LINE OF SOUTH WESTERN AVENUE; THENCE SOUTHWARD ALONG SAID PARALLEL LINE A DISTANCE OF 557.54 FEET, TO AN INTERSECTION WITH THE AFOREMENTIONED LINE DRAWN PARALLEL WITH AND 282.74 FEET NORTH FROM THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes for the year 1996 and subsequent years not yet due and payable.
2. Acts done or suffered by Grantee or persons claiming by, through or under Grantee.
3. Encroachment of fence along the west line of the land onto property west and adjoining (S. Western Ave.) by approximately 57 feet varying to 41 feet.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Wayne Wavrek being duly sworn on oath, states that he resides at American National Can Company, 8770 West Bryn Mawr Avenue, Mail Suite 14E, Chicago, Illinois 60631-3504. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

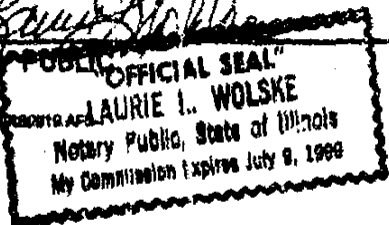
SUBSCRIBED and SWORN to before me this 17 day of September 1996.

AMERICAN NATIONAL CAN COMPANY

NOTARY PUBLIC

By: [Signature]

Its: [Signature]



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