98002178

WARRANTY DEED

(Corporation to Corporation)

7584922 DW.II GAUG

THE GRANTOR.

Auto Clutch & Parts Service, Inc.,

a corporation created and existing under and by virtue of the laws of the State of De'aware and duly authorized to transact business in the State of Illinois, for and in DEPT-01 RECORDING

\$27.00

. T#0012 TRAN 8486 01/02/96 14:26:00

49505 + JM \*-96-002178

COOK COUNTY RECORDER

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consideration of the sur, of Ten and 00/100 (\$10.00) 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

Seguin Services Incorporated,

0,2/28/07

a not-for-profit corporation organized and existing under the laws of the State of Illinois, having its principal office at 3100 S. Central Avenue, Cicero, Illinois 60650,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof

Real Estate Transfer Tax

Real Estate Transfer Tax

Real Estate Transfer Tax

Subject to: (a) covenants, conditions and restrictions of record; (b) public and validity easements and roads and highways, if any; (c) general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995; (d) that certain encroachment of fence located on the land over and onto the public way northwesterly and adjoining by approximately .97 feet as disclosed by survey made by Gremley & Biederman, Inc. dated July 10, 1991; (e) zoning and building laws and ordinances, (f) acts done or suffered by or through Purchaser; and (g) drains, drain tiles, pipes, feeders and existing conduit.

Permanent Index Number:

16-29-420-002-0000

Common Address of

Real Estate:

Central Ave. at Ogden Ave. and 31st Str., Cicero, Illinois

THIS INSTRUMENT WAS PREPARED BY:

Todd M. Van Baren Lord, Bissell & Brook 115 S. LaSalle Street Chicago, IL 60603 96002178

And Continue Continue

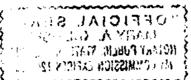
46718 CO. NO. 018

In Witness Whereof, said Grantor 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, this 2016 day of December, 1995.

Auto Clutch & Parts Ser	rvice, Inc.	
SEAL  BY: YELLE FRANK R. RAIDL, PRESIDE	Rei de	
ATTEST: Ha 2-1 NORMAN X. RAIDL,	Carlly SECRETARY	
State of Illinois )		
County of Cook ) ss.		
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Frank R. Raidl, personally known to me to be the Fresident of Auto Clutch & Parts Service, Inc., a Delaware corporation, and Norman X. Raidl, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subjected 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 29th	day of December, 1995	
•	Tie	
Commission expires 12/3 19 99	Mary a Kulinski NOTARY PUBLIC	
AFTER RECORDING MAIL TO:	ZOEFICIAL CEALUS	
Ronald T. Slewitzke, Esq.  Morgan, Lanoff, Denniston & Madigan, Ltd.	MARY A. KULINSKI NOTARY PUBLIC, STATE OF ILLINOIS NY COMMISSION EXPIRES 12/23/99	
Suite 1808 Two North LaSalle Str.	BOY OOD OT! 40	
Chicago, Illinois 60602	BOX 333-CTI	
SEND SUBSEQUENT TAX BILLS TO:	<u> </u>	

Seguin Services Incorporated 3100 S. Central Avenue Cicero, Illinois 60650

Property of Coot County Clert's Office



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#### EXHIBIT A

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE AS ESTABLISHED AND WESTERLY OF THE WEST LINE OF CENTRAL AVENUE (ALSO KNOWN AS 56TH AVENUE) AS ESTABLISHED (EXCEPT THAT PART THEREOF FALCING IN WEST 31ST STREET EXTENDED AND EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE RUNNING FROM A POINT ON THE NORTH LINE OF 31ST STREET, 426.76 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 29 TO A POINT ON THE SOUTHEASTERY ( LINE OF OGDRN AVENUE, SAID POINT BRING 486.51 FEET SOUTHWESTERLY OF TAE INTERSECTION OF THE SAID SOUTHEASTERLY LINE OF OGDEN AVENUE Sh.

3 SOUL

OF COUNTY CRAY'S OFFICE WITH THE EAST LINE OF SAID SOUTH EAST 1/4 OF SECTION 29), IN COOK COUNTY, ILLINCIS.

Property of Cook County Clerk's Office

#### PLAT ACT AFFIDAVIT

STA	ATE OF ILLINOIS	
) [	LINTY OF COOK	
i Ctr		
Fra	nk R. Raidl, President of Auto Clutch & Parts Service, Inc. , being duly sworm on oath, states that	
the Million address of the corporation is 3125 W Fullerton Ave. Chicago, IL and That the		
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:		
1. Said Act is not coplicable as the grantors own no adjoining property to the premises described in said deed;		
	-OR-	
the conveyance falls in a se of the following exemptions as shown by Amended Act which became effective July 17, 1969.		
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.		
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.	
4.	The sale or exchange of parcels of land between owners of adjoining and contiguous land.	
5.	5. The conveyance of percels of land or interests therein for us; as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.	
6.	The conveyance of land owned by a railroad or other public nills, which does not involve any new streets or easements of access.	
7. 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 z profic use.		
B. Conveyances made to correct descriptions in prior conveyances.		
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory. Act into no more than two parts and not involving any new streets or easements of access		
CIRCLE NUMBER 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.		
TIME	AUTO OLUTCH & PARTS SERVICE, INC.	
	By: Me Rould Frank R. Raidi, President	
SUBSCRIBED and SWORN to before me		
this 26th day of December 19 95.		
Mary a Kulivslu Hotary Public STATE OF ILLINOIS		
Notate Public My COMMISSION EXPIRES 12/23/99		

Notary Public

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