

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Limited Liability Company)

This Indenture, made this 24th day of June, 1998 between Area Wide 63rd Murrays, Inc., a corporation created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 10024 South Massasoit, Oak Lawn, Illinois 60454, party of the first part, and Area Wide Murray's, L.L.C., an Illinois limited liability company, 10024 South Massasoit, Oak Lawn, Illinois 60454

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

P.I.N.: 20-19-100-009-0000 and 20-19-100-036-0000

Commonly known as: 6315-6333 South Western Avenue, Chicago, Illinois

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, 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 and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited (the "Special Warranties") and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

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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 duly authorized officers, the day and year first above written.

AREA WIDE 63RD MURRAYS, INC.,
an Illinois corporation

By: *Faysal Mohamed*
Name: Faysal Mohamed
Title: President

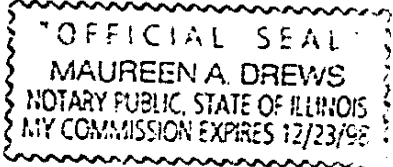
ATTEST:

By: *Faheem Mohamed*
Name: Faheem Mohamed
Title: Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Faysal Mohamed personally known to me to be the President of and Faheem Mohamed, 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, 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 25th day of June, 1998.



Maureen A. Drews
Notary Public
My Commission expires: 12/23/98

This instrument was prepared by and mail to :

Francis L. Keldermans, Esq.,
McBride Baker & Coles
500 West Madison, 40th Floor
Chicago, Illinois 60661



241657

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

6/24/98 *Faysal Mohamed*
Date Buyer, Seller or Representative

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EXHIBIT A

PARCEL 1:

LOTS 17 TO 21, BOTH INCLUSIVE IN BLOCK 16 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 13 (EXCEPT THE N. 14.85 THEREOF) AND ALL OF LOTS 14, 15 AND 16 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6315-6333 SOUTH WESTERN AVENUE, CHICAGO, ILLINOIS

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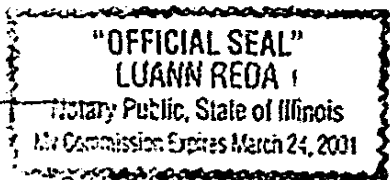
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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, a partnership 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.

Dated: 6-24-98 Signature: Fayseth
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 24th day of June, 1998.

Notary Public Juann Reda

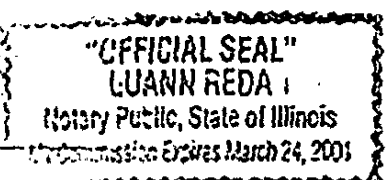


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 6-24-98 Signature: Fayseth
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 24th day of June, 1998.

Notary Public Juann Reda



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 ASI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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