

UNOFFICIAL COPY

Prepared by:
William J. Thompson, Esq.
Powell, Goldstein, Frazer & Murphy LLP
16th Floor, 191 Peachtree Street, N.E.
Atlanta, Georgia 30303

98842749

1077/0015 30 001 Page 1 of 4
1998-09-22 09:46:22
Cook County Recorder 27.00

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS DEED is made this 14 day of September, 1998 between AMERICAN TARA CORPORATION, a Georgia corporation, successor by merger to American Tara Corporation, as Illinois corporation ("Grantor") and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST AGREEMENT DATED JULY 3, 1997 AND KNOWN AS TRUST AGREEMENT NUMBER 12312500 ("Grantee") (the terms "Grantor" and "Grantee" to include their respective successors, and assigns where the context requires or permits).

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 at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, the following described real property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Cook County, Illinois, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Property").

THIS DEED is executed and delivered expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the claims of all persons claiming by, through or under Grantor.

THE UNDERSIGNED hereby certifies that the undersigned is familiar with Chapter 13-10 of the Municipal Code of Chicago ("Building Registration Ordinance") and that the Property is not improved with a building for which registration is required by that ordinance.

BOX 333-CTI

76 71570-D2-2 RCP 124

4

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98842749 Page 2 of 4

Real Estate Address: 1321 W. Lake Street
Chicago, Illinois

Permanent Property Index No.: 17-08-325-004-0000

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto as of the date and year first above written.

17-08-325-004-0000
1321 W. Lake Street
Chicago, Illinois

AMERICAN TARA CORPORATION,
a Georgia corporation

By: [Signature]
Robert J. Bridell, Chief Executive Officer

Attest: [Signature]
Audrey N. Bridell, Secretary

[CORPORATE SEAL]

State of Georgia
County of Fulton

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Robert J. Bridell personally known to me to be the CHIEF EXECUTIVE OFFICER of American Tara Corporation, a Georgia corporation ("Corporation") and Audrey N. Bridell personally known to be the Secretary of the 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of September 1998

Commission expires
April 19, 2002

[Signature]
Notary Public

FDMA/PCDOCS/ATL-237771-1
C04127.0031



UNOFFICIAL COPY

Property of Cook County Clerk's Office



EXHIBIT A

The East 38.88 feet of Lot 1 in Assessors Division of Lots 5 to 8 in Block 1 in Sawyers Addition to Chicago situated in the Southwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

RECEIVED

20

9

100.54

6/11/2012

6/11/2012

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT B

1. General taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1997 and subsequent years which Grantee covenants and agrees to pay.
2. Covenants conditions and restrictions of record, including that certain Declaration of Covenants, Conditions and Restrictions recorded May 29, 1992 as document 92376081 made by American Tara Corporation, a Georgia corporation, which Grantee covenants and agrees to make payments in accordance therewith.
3. Private public and utility easements and roads and highways, if any.
4. Party wall rights and agreements, if any.
5. Existing leases and tenancies, including that certain Lense Agreement dated November 24, 1992 by and among American Tara Corporation, a Georgia corporation and Marc Troop d/b/a M.T. Dairy Service.
6. Special taxes or assessments for improvements not yet completed.
7. Installments not due as of the date hereof of any special tax or assessment for improvements heretofore completed.
8. Encroachment of the one-story brick building located mainly on the land onto the property West of and adjoining by approximately 0.30 feet, as shown on plat of survey number 943225 prepared by Gremley & Biedermann, Inc. dated December 23, 1994 and recertified on August 7, 1997.
9. Reciprocal Easements for ingress, egress and other purposes in favor of the owners of the land West and adjoining said land; also the rights of said owners and occupants to have the building erected on said land and the land West and adjoining said land maintained and to the just and equitable distribution of the rents, issues and profits from the whole of the real estate covered by the building by reason of the fact that the building covers said land and the land West and adjoining, which building may be so constructed as not to be susceptible of division or use in separate parts along the boundary line of said land and the West and adjoining the same.

UNOFFICIAL COPY

Property of Cook County Clerk's Office