

*mail to:*

**This instrument prepared by:**

Michael F. Smetana, Esq.  
 MKS, Attorneys at Law  
 211 East Ontario, Suite 1450  
 Chicago, Illinois 60611



98991835

7732597 98102902  
 JB R1 788

**SPECIAL WARRANTY DEED**

(Store No. 01-7525/Lots 29-35)

**THIS IS NOT HOMESTEAD PROPERTY**

STATE OF ILLINOIS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF COOK )

*6*

THAT, THE VILLAGE OF RIVER FOREST, an Illinois municipal corporation, whose mailing address is 400 Park Avenue, River Forest, Illinois 60305-1809, (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by AMERICAN STORES PROPERTIES, INC., a Delaware corporation, whose mailing address is P.O. Box 27447, Salt Lake City, Utah 84127-0447 (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular the improvements, fixtures, easements, rights-of-way, licenses, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" attached hereto and incorporated herein by reference (herein collectively called the "Encumbrances").

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

THIS DEED IS EXEMPT FROM TRANSFER TAXES PURSUANT TO 35 ILCS 200/31-45(B)(1).

EXEMPTION APPROVED  
 T. BRUNER  
 VILLAGE OF RIVER FOREST  
 TREASURER

98991835

Box 333

# UNOFFICIAL COPY

WITNESS THE EXECUTION HEREOF as of the 14<sup>th</sup> day of October, 1998.

GRANTOR:

THE VILLAGE OF RIVER FOREST,  
an Illinois municipal corporation

By: Frank M Davis

Its: President

After recording return to:  
Michael F. Smetana, Esq.  
MKS, Attorneys at Law  
211 East Ontario, Suite 1450  
Chicago, Illinois 60611

Mail Tax Bills to:  
American Stores Properties, Inc.  
P.O. Box 26948  
Salt Lake City, Utah 84126-9848  
Attn: Store #01-7525

Exempt under provisions of Paragraph 51, Section 4,  
Real Estate Transfer Tax Act.

10/14/98  
Date

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

98991835

# UNOFFICIAL COPY

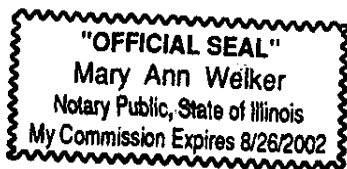
STATE OF Illinois )  
COUNTY OF Cook ) ss:

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK M. Paris, personally known to me to be the PRESIDENT of The Village of River Forest, an Illinois municipal corporation, acknowledged that as such PRESIDENT, being authorized so to do by resolution of the Board of Trustees said Village, (s)he executed the foregoing instrument on behalf of said municipal corporation as such officer, as his/her free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of October, 1998.

Mary Ann Welker  
Notary Public

My Commission Expires: 8-26-2002



98991835

# UNOFFICIAL COPY

## EXHIBIT A TO DEED

### LEGAL DESCRIPTION

LOTS 29, 30, 31, 32, 33, 34 AND 35 IN P.L. MURPHY'S SUBDIVISION IN THE NORTHEAST 1/ 4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1888, AS DOCUMENT NO. 9969984, IN COOK COUNTY ILLINOIS.

P.I.N. 15-12-219-021-0000, 15-12-219-032-0000, 15-12-219-033-0000, 15-12-219-024-0000, 15-12-219-034-0000, 15-12-219-035-0000, 15-12-219-023-0000

Commonly known as 7560, 7556, 7554, 7550, and 7548 W. Central Avenue, River Forest, Illinois.

Property of Cook County Clerk's Office

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## EXHIBIT B TO DEED

### ENCUMBRANCES

1. Real estate taxes and special taxes or assessments not due and payable on or before the date hereof.
2. Public and utility easements, if any.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

Deed from Village ASPI

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Dated October 14, 1998 Signature Frank M Paris  
Grantor or Agent

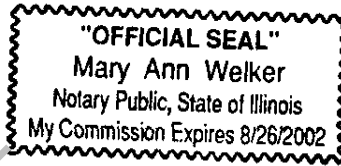
Subscribed and sworn to before me by the

said Frank M Paris

this 14 day of October

19 98

Mary Ann Welker  
Notary Public



The grantee or his 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 October 14, 1998 Signature M F Suetana, agent for grantee  
Grantee or Agent

Subscribed and sworn to before me by the

said Muhael F. Suetana

this 14th day of October

19 98  
Christine E Karoff  
Notary Public



98991835

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 of a Class A misdemeanor for subsequent offenses.

[ Attach to deed or ABI to be recorded in Cook County, Illinois, if ezempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]