

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR A. FINKL & SONS COMPANY, of 2011 North Southport Ave., Chicago, Illinois 60614

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100ths (\$10.00) -----DOLLARS, and other valuable consideration

in hand paid, and pursuant to authority given by the board of Directors of said corporation, CONVEYS and WARRANTS to PRICE-WATSON/GENERAL IRON INDUSTRIES, INC.

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1909 North Clifton Ave.; Chicago, IL 60614

Above Space for Recorder's Use Only

4

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

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

Exempt under provisions of Paragraph (E)
Section 4, Real Estate Transfer Tax Act
property located in Cook County, Ill. 4
1-20-98
Buyer Seller or Representative

Permanent Real Estate Index Number(s): 14-32-303-009/010; 14-32-501-008/009

Address(es) of Real Estate: 1926 38 North Kingsbury St., Chicago, IL 60614

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 19th day of January, 19 98.

A. FINKL & SONS COMPANY
(Name of Corporation)

Impress
Corporate Seal
Here

By Bruce C. Linnatäinen President
Attest: Joseph E. Curci Secretary

NA7018076 N. 11/18/98

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

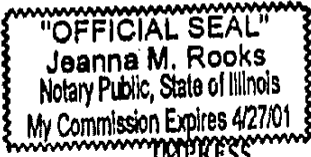
WARRANTY DEED
Corporation to Corporation

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce C. Siantainen personally known to me to be the XXXXXXXXXXXX president of the A. FINKL & SONS COMPANY, a Delaware

corporation, and Joseph E. Curci personally known to me to be the XXXXXXXXXXXXXXXXXXXX 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 XXXXXXXXXXXX President and XXXXXXXXXXXX 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.



NOTARIAL SEAL
HERE

Given under my hand and official seal, this 19th day of January 19 98

Commission expires 4/27/01 19
Jeanna M. Rooks
NOTARY PUBLIC

This instrument was prepared by Dennis J. Aukstik, 20 S. Clark St., #400, Chicago, IL 60603
(Name and Address)

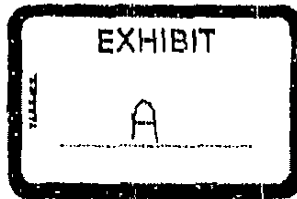
MAIL TO: ROBERT B. FEIN
(Name)
WILDMAN, HANCOCK, ALLEN & DIXON
325 W. WACKEN DRIVE
(Address)
CHICAGO, IL 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
A. FINKL & Sons Company
(Name)
2011 N. Southport
(Address)
Chicago, IL 60614
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

29159086

UNOFFICIAL COPY



PARCEL 1

58054162

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 5 THRU 11 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT 3 IN BLOCK 8 OF SAID SHEFFIELD'S ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ALONG THE NORTHEASTERLY LINE OF LOTS 10 AND 9 IN SAID BLOCK 2 (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET) A DISTANCE OF 217.66 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF LOTS 9, 8, 7, 6 AND 5, A DISTANCE OF 173.23 FEET;

THENCE NORTHWESTERLY AND WESTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 663.00 FEET, A DISTANCE OF 392.34 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 11 WHICH IS 143.95 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 24.65 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, AND ALONG SAID NORTHWESTERLY LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 131 FEET, MORE OR LESS, TO THE EDGE OF WATER OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID EDGE OF WATER PASSING INTO LOT 3 AFORESAID, TO AN INTERSECTION WITH A LINE DRAWN SOUTH, PERPENDICULAR TO THE SOUTH LINE OF WEST CORTLAND STREET, FROM A POINT 185.00 FEET WEST OF THE AFOREMENTIONED NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG SAID SOUTH LINE;

THENCE NORTH ALONG SAID PERPENDICULAR LINE A DISTANCE OF 56 FEET, MORE OR LESS, TO A POINT 147.01 FEET SOUTH FROM SAID SOUTH LINE OF CORTLAND STREET;

THENCE EASTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 676.33 FEET, A DISTANCE OF 186.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 (BEING ALSO THE AFOREMENTIONED WEST LINE OF LOT 11) WHICH POINT IS 133.34 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 11 AS MEASURED ALONG SAID WEST LINE;

THENCE EASTERLY AND SOUTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 220.04 FEET TO A POINT;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 37.98 FEET TO THE POINT OF BEGINNING;
IN COOK COUNTY, ILLINOIS.

CONTAINING 20,981 SQUARE FEET OF LAND, MORE OR LESS.

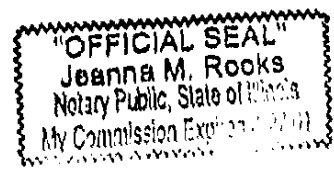
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated January 20, 1998 Signature: By A. FIVKON
Grantor or Agent
R. C. Kumamoto, President

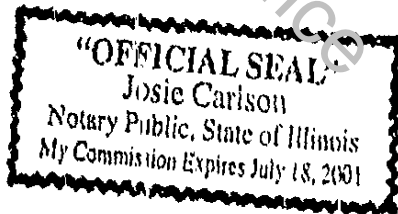
Subscribed and sworn to before me by the said R. C. Kumamoto this 20 day of January, 1998.
Notary Public Jeanna M. Rooks



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 January 20, 1998 Signature: By Matthew Rosenmutter
GRANTOR OR AGENT
Matthew Rosenmutter, PRESIDENT
OF PRIME-WESTERN / GENERAL TIRE INDUSTRIES, INC.

Subscribed and sworn to before me by the said MARILYN ZABKON this 20 day of January, 1998.
Notary Public Joe Bell



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 a Class A misdemeanor for subsequent offenses.

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