

SPECIAL WARRANTY DEED

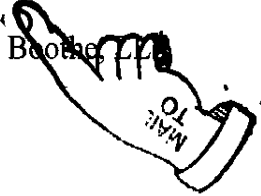
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99727184

Mail Tax Bills to:
AMF Bowling Centers, Inc.
P.O. Box 15060
Richmond, VA 23227

6716/0147 60 001 Page 1 of 3
1999-07-30 11:16:58
Cook County Recorder 25.50

When Recorded return to:
Gregg A. Scoggins, Esq.
McGuire, Woods, Battle & Boothe, LLP
901 East Cary Street
Richmond, VA 23219



98LT1019

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH (J) OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 7/20/99 SIGNED: Eleanor J. Campbell

THIS DEED, Made as of this 9th day of October, 1998, between HOFFMAN LANES, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, grantor, and AMF BOWLING CENTERS, INC., a corporation organized and existing under and by virtue of the laws of the State of Virginia, and duly authorized to transact business in the State of Illinois, whose legal address is 8100 AMF Drive, Mechanicsville, VA 23111, grantee:

WHEREAS, AMF Bowling Centers, Inc., acquired all of the stock of Hoffman Lanes, Inc. on October 9, 1998; and,

WHEREAS, pursuant to Articles of Dissolution subsequently adopted and filed, the above real property is to be distributed to the sole shareholder, AMF Bowling Centers, Inc., the grantee herein.

WITNESS, that the grantor, for and in consideration of the sum of (\$) 10.00 DOLLARS, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situated, lying and being in the said County of Cook and State of Illinois described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Commonly known as: 80 West Higgins Road, Hoffman Estates, Illinois 60195
Parcel Identification Number: 07-15-101-005-0000

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Handwritten signature/initials in the bottom right corner.

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TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for himself, his heirs, and personal representatives or successors, do covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor. The singular number shall include the plural, the plural and the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed as of the date set forth above.

Company: HOFFMAN LANES, INC., an Illinois corporation

By: [Signature]

Title: President

Attest: [Signature]

Title: Vice President / Sec / Treas.

Property of County Clerk's Office

State of Virginia, County of Henrico ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John P. Watkins, President and Michael P. Bardaro, VP / Sec / Treas. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before 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 wavier of the right of homestead

Given under my hand and official seal this 8th day of July, 1999

[Signature]
Notary Public

My commission expires August 31, 2002

This instrument prepared by:

Gregg A. Scoggins, Esquire
McGuire, Woods, Battle & Boothe LLP
One James Center
901 East Cary Street
Richmond, VA 23219



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EXHIBIT A

(Legal Description of Real Property)

THAT PART OF THE NORTH WEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF NORTH LINE OF HIGGINS ROAD WITH A LINE BEING PARALLEL TO AND 252.61 FEET WEST OF THE WEST LINE OF ROSELLE ROAD AS MEASURED PERPENDICULAR TO SAID WEST LINE OF ROSELLE ROAD; THENCE WESTWARD ALONG THE NORTH LINE OF HIGGINS ROAD A DISTANCE OF 476.43 FEET; THENCE NORTHWARD ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF ROSELLE ROAD, A DISTANCE OF 183.73 FEET; THENCE EASTWARD ALONG A LINE FORMING A 90 DEGREE ANGLE WITH LAST DESCRIBED COURSE A DISTANCE OF 455 FEET; THENCE SOUTHWARD ALONG A LINE BEING PARALLEL WITH WEST LINE OF ROSELLE ROAD A DISTANCE OF 325 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

BEING THE SAME REAL PROPERTY CONVEYED TO HOFFMAN LANES, INC., AN ILLINOIS CORPORATION, BY DEED FROM HOFFMAN BOWL, INC., AN ILLINOIS CORPORATION, DATED OCTOBER 2, 1985, AND RECORDED OCTOBER 10, 1985, IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS INSTRUMENT NO. 85230959. AMF BOWLING CENTERS, INC. ACQUIRED ALL OF THE STOCK OF HOFFMAN LANES, INC. ON OCTOBER 9, 1998, AND PURSUANT TO ARTICLES OF DISSOLUTION SUBSEQUENTLY ADOPTED AND FILED, THE ABOVE REAL PROPERTY IS TO BE DISTRIBUTED TO THE SOLE SHAREHOLDER, AMF BOWLING CENTERS, INC., THE GRANTEE HEREIN.

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