

# UNOFFICIAL COPY

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CERTIFICATE OF SECRETARY  
of  
UTILITY TRAILER COMPANY

I, the undersigned, hereby certify that:

1. I am the duly elected and acting Secretary of Utility Trailer Company, a Texas corporation (the "Corporation");

2. Set forth in Attachment 1 to this Certificate is a true and correct copy of the duly adopted resolutions authorizing the purchase and sale of the real property described in Attachment 2; and

3. Such resolutions were duly adopted on April 30, 1987 and have not been rescinded, modified or amended in any respect;

IN WITNESS WHEREOF, I have subscribed my name on this 30th day of April 1987.

Paul F. Bennett  
Secretary

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## PURCHASE AND SALE AGREEMENT

RESOLVED, that the Agreement of Purchase and Sale and Joint Escrow Instructions made between the Corporation and K & R Delivery, Inc. ("K & R"), dated as of October 28, 1986 (the "Agreement"), as modified by the Addendum to Agreement of Purchase and Sale and Joint Escrow Instructions made between the Corporation and K & R executed on December 29, 1986, be and they hereby are ratified, confirmed and approved in all respects;

RESOLVED FURTHER, that the Assignment of Option to Purchase made between the Corporation and Utility Trailer of Illinois, Inc., dated as of October 27, 1986 (the "Assignment"), be and it hereby is ratified, confirmed and approved in all respects;

RESOLVED FURTHER, that pursuant to the Agreement, the Corporation shall purchase the real property described in Exhibit A attached to this Unanimous Written Consent; and

RESOLVED FURTHER, that the Corporation's President be and he hereby is authorized and directed to enter into such arrangements and execute such instruments as he, in his discretion, deems necessary, advisable or convenient to consummate and carry into effect the Agreement and the Assignment.

ATTACHMENT 1

RGB.76/1f/4-10-87

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THE EAST 291.27 FEET OF THE WEST 680.02 FEET, (AS MEASURED ON THE NORTH LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25, 304.0 FEET NORTH OF THE SOUTH WEST CORNER OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE SOUTH 72 DEGREES, 33 MINUTES, 26 SECONDS EAST 261.8 FEET TO A POINT; THENCE NORTH 70 DEGREES, 35 MINUTES, 24 SECONDS EAST, 83.4 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN BEING DESCRIBED; THENCE NORTH 72 DEGREES, 33 MINUTES, 26 SECONDS WEST, 327.3 FEET TO A POINT; THENCE NORTH 69 DEGREES, 59 MINUTES, 00 SECONDS WEST 17.3 FEET TO A POINT IN THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25 TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE EAST ON THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25, TO THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE SOUTH ON THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25, TO A POINT 350.9 FEET NORTH (AS MEASURED ON SAID EAST LINE) OF THE INTERSECTION OF SAID EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25 AND THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH 69 DEGREES, 59 MINUTES, 00 SECONDS WEST, 245 FEET TO A POINT IN A LINE THAT HAS A BEARING OF NORTH 70 DEGREES, 35 MINUTES, 24 SECONDS EAST, PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES, 35 MINUTES, 24 SECONDS, ALL IN COOK COUNTY, ILLINOIS

# UNOFFICIAL COPY

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UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS  
AND SHAREHOLDERS OF K & R DELIVERY INC., IN LIEU OF  
A SPECIAL MEETING



We, the undersigned being all of the Directors and Shareholders of K & R Delivery Inc, an Illinois Corporation, in lieu of holding a formal special meeting hereby consent to the adoption of, and adopt, the following resolutions to the same extent and with the same force and effect as if the same resolutions had been adopted at meetings of the Board of Directors and Shareholders of the Company, duly called, convened and held for that purpose:

RESOLVED: that K & R is hereby authorized to enter into the Sale Agreement between K & R Delivery Inc., and UTILITY TRAILER COMPANY, a Texas Corporation and to carry out the sale of the real estate as therein contemplated,

FURTHER RESOLVED, that each of the officers of K&R is hereby authorized in the name and on behalf of K & R to execute and deliver the Sales Contract and all deeds and documents required pursuant to the Contract or deemed appropriate in connection therewith, and to take all such actions as may be deemed necessary or appropriate to cause K & R to fulfill its obligations thereunder and to consummate the sale therein contemplated.

Signed this 30th day of September, 1986

John J. Gerber - Pres.  
Laura M. Kelly - V.P.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

DAVID GERSTEIN, being duly sworn on oath, states that he resides at \_\_\_\_\_

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

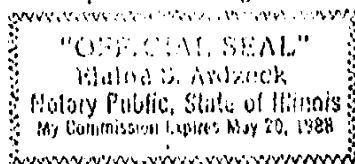
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
-OR-  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me this 20<sup>th</sup> day of April, 1987.

Elaine S. Ardzeck  
NOTARY PUBLIC



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Property of Cook County Clerk's Office

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RIDER

#08-75-207-016

THE EAST 291.27 FEET OF THE WEST 680.02 FEET, (AS MEASURED ON THE NORTH LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25, 304.0 FEET NORTH OF THE SOUTH WEST CORNER OF THE NORTH EAST

1/4 OF SAID SECTION 25; THENCE SOUTH 72 DEGREES 33 MINUTES, 26 SECONDS EAST 261.8 FEET TO A POINT; THENCE NORTH 70 DEGREES, 35 MINUTES, 24 SECONDS EAST, 83.4 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN BEING DESCRIBED; THENCE NORTH 72 DEGREES, 33 MINUTES, 26 SECONDS WEST, 327.3 FEET TO A POINT; THENCE NORTH 69 DEGREES, 59 MINUTES, 00 SECONDS WEST 17.3 FEET TO A POINT IN THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 25 TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE EAST ON THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25, TO THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE SOUTH ON THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25, TO A POINT 350.9 FEET NORTH (AS MEASURED ON SAID EAST LINE) OF THE INTERSECTION OF SAID EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 25 AND THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH 69 DEGREES, 59 MINUTES, 00 SECONDS WEST, 245 FEET TO A POINT IN A LINE THAT HAS A BEARING OF NORTH 70 DEGREES, 35 MINUTES, 24 SECONDS EAST, PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES, 35 MINUTES, 24 SECONDS, ALL IN COOK COUNTY, ILLINOIS

3519152



WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)

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

THE GRANTOR K & R DELIVERY INC.,

3619452

a corporation created 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, for and in consideration of Ten (\$10.00) \_\_\_\_\_

\_\_\_\_\_ DOLLARS, \_\_\_\_\_ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to UTILITY TRAILER COMPANY,

(The Above Space For Recorder's Use Only)

a corporation organized and existing under and by virtue of the laws of the State of Texas having its principal office at the following address P.O. BOX 1299, CITY OF FORT WORTH, CALIFORNIA, the following described Real Estate situated in the County of \_\_\_\_\_ and State of Illinois, to wit:

For attached Rider

Permanent Real Estate Index Number(s): 08-25-201-017 08-25-202-010

Address(es) of Real Estate: Southside of South Ave. between Elm Street & Project Road

In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its 87 President, and attested by its \_\_\_\_\_ Secretary, this 31st day of \_\_\_\_\_, 1987

IMPRESS CORPORATE SEAL HERE

K & R DELIVERY, INC. (NAME OF CORPORATION)

BY David Gorstein PRESIDENT  
ATTEST: Geraldine Moskowitz SECRETARY

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 David Gorstein personally known to me to be the \_\_\_\_\_ President of the \_\_\_\_\_

OFFICIAL SEAL  
Elsie S. Ardock  
Notary Public, State of Illinois  
My Commission Expires May 20, 1988

K & R Delivery Inc. corporation, and Geraldine Moskowitz 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 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.

Given under my hand and official seal, this 31st day of March 1987

Commission expires May 20 1988 Elsie S. Ardock NOTARY PUBLIC

This instrument was prepared by JOHN P. MURRAY, 123 W. Madison, Chicago 60602 (NAME AND ADDRESS)

MAIL TO: (Name) (Address) (City, State and Zip) SEND SUBSEQUENT TAX BILLS TO: (Name) (Address) (City, State and Zip)

Vertical handwritten notes on the left margin, including: 'Copy of 10-22-656 D-3', 'Issue', 'Murray', 'Ardock', 'Murray', 'Ardock', 'Murray', 'Ardock', 'Murray', 'Ardock'.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT. Includes stamp number 3619452, date 08-25-87, and 'RECEIVED' stamp.

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WARRANTY DEED  
Corporation to Corporation

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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6685441  
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3619452  
MAY 22 PM 3:10  
HARRY (BUS) YOUNG  
REGISTER OF TITLES

3619452

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Cap

CHIEF CLERK

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