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CERTIFICATE OF SECRETARY

OF

PROPERTY TRANSFERS, INC.

I, LAWRENCE A. SNYDER, Secretary of PROPERTY TRANSFERS, INC., a corporation incorporated under the laws of the State of California (the "Corporation"), do hereby certify that the foregoing is a full, true and correct copy of an Action by Unanimous Written Consent of the Board of Directors of Property Transfers, Inc. taken by the Board of Directors on the 17th day of June, 1988, as authorized by Section 12 of Article II of the Corporation's Bylaws and Section 307(b) of the California Corporations Code.

I further certify that the resolutions adopted are still in full force and effect and have not been amended or revoked.

IN WITNESS WHEREOF, I have executed this Certificate as the Secretary of the Corporation and have affixed the Corporation's seal this 24th day of November, 1990.

Lawrence A. Snyder
LAWRENCE A. SNYDER, Secretary

[CORPORATE SEAL]

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ACTION BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS

OF

PROPERTY TRANSFERS, INC.

The undersigned constitute the Board of Directors of PROPERTY TRANSFERS, INC., a California corporation (the "Corporation") and hereby adopt the following resolutions without a meeting, pursuant to the provisions of Section 307(b) of the California Corporations Code and Section 12 of Article II of the Bylaws of the Corporation:

RESOLVED, that the Corporation be and it hereby is authorized to enter into agreements to sell, transfer, convey, purchase, acquire, encumber and assign one or more parcels of real property;

RESOLVED FURTHER, that each of the following officers of the Corporation, acting alone or in conjunction with one or more of the other officers of the Corporation, is hereby authorized and directed execute and delivery any and all documents and instruments which they, in their sole and absolute discretion, deem necessary or appropriate to carry out the purposes of these resolutions:

President	Stephen B. Fainsbert
Vice President	John A. Mase
Vice President	Lawrence A. Snyder
Chief Financial Officer	John A. Mase
Secretary	Lawrence A. Snyder
Assistant Secretary	John A. Mase

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent on the 17th day of June, 1988.


STEPHEN B. FAINSBERT


JOHN A. MASE


LAWRENCE A. SNYDER

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CONSENT OF SOLE DIRECTOR OF
HARVEY GRQ, INC.
PURSUANT TO SECTION 8.45 OF
THE ILLINOIS BUSINESS CORPORATION ACT
IN LIEU OF SPECIAL MEETING

The undersigned, constituting the Sole Director of HARVEY GRQ, INC., an Illinois corporation, hereby consents to the adoption of the following resolutions on this 24th day of November, 1990, in lieu of a special meeting of the Sole Director required by the By-Laws of the corporation as follows:

RESOLVED, that a Contract in the form submitted to this meeting, by the terms of which this corporation would sell/purchase for a sum of FIVE HUNDRED TWENTY ONE THOUSAND & 00/100 (\$521,000.00) DOLLARS, the premises commonly known as 14600 South Wood, Harvey, Illinois, and legally described on Exhibit "A" attached hereto and made a part hereof, be and the same is approved and adopted and the President and Secretary of this corporation be, and they are hereby authorized and directed to execute said Contract for and in the name of this corporation and it shall be inserted in the corporate record book after these minutes as Exhibit "B".

FURTHER RESOLVED, that the President and Secretary of this corporation shall execute any and all documents which may be required pursuant to the aforesaid Contract, including, but not limited to, a Special Warranty Deed, State of Illinois, County of Cook and City of Harvey Real Estate Transfer Declarations.

DATED: November 24, 1990.


STUART LICHTER, Sole Director

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

BLOCK "A" IN HARVEY, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM A PART TAKEN FOR ROADWAY PURPOSES AT THE SOUTH WEST CORNER OF SAID PARCEL) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

BLOCKS "C", "D", "E" AND "F" IN HARVEY, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS;

PARCEL 4:

A STRIP OF LAND 50.00 FEET WIDE LYING SOUTHEASTERLY OF THE AFORESAID BLOCK "D" AS SHOWN ON SAID HARVEY SUBDIVISION;

PARCEL 5:

ALL OF BLOCKS 191 AND 192 (INCLUDING THE NORTH AND SOUTH ALLEYS) IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 6:

THAT PART OF THE EAST 1/2 OF PAULINA AVENUE LYING WEST OF AND ADJACENT TO SAID BLOCK 192;

PARCEL 7:

THAT PART OF MARSHFIELD AVENUE LYING BETWEEN BLOCKS 191 AND 192;

PARCEL 8:

THAT PART OF THE NORTH 1/2 OF 146TH STREET LYING EAST OF THE CENTER LINE OF SAID PAULINA AVENUE AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;

PARCEL 9:

THAT PART OF THE SOUTH 1/2 OF 145TH STREET LYING EAST OF THE CENTER LINE OF SAID PAULINA AVENUE AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;

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LEGAL DESCRIPTION CONTINUED

PARCEL 10:

X LOTS 25 TO 48 (BOTH INCLUSIVE) IN BLOCK 193 IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 11:

^ LOTS 16 TO 24 (BOTH INCLUSIVE), LOTS 35 TO 41 (BOTH INCLUSIVE) AND LOTS 44 TO 48 (BOTH INCLUSIVE) IN BLOCK 194 IN SAID HARVEY SUBDIVISION;

PARCEL 12:

LOTS 25 TO 32 (BOTH INCLUSIVE) IN BLOCK 196 IN SAID HARVEY SUBDIVISION;

PARCEL 13:

LOTS 15, 16, 25, 26, 27, 28, 29, 32, 33, 34 AND 35 IN BLOCK 197 IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 14:

LOTS 17 TO 22 (BOTH INCLUSIVE) AND LOTS 25 TO 30 (BOTH INCLUSIVE) IN BLOCK 198 IN SAID HARVEY SUBDIVISION;

PARCEL 15:

"SUB-BLOCKS" "B" AND "I" IN SUBDIVISION OF BLOCK "B" IN HARVEY A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS;

PARCEL 16:

ALL OF MARSHFIELD AVENUE LYING WEST OF AND ABUTTING THE WEST LINE OF BLOCK "I" AND LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID BLOCK "I" EXTENDED WEST AND LYING EAST OF AND ABUTTING THE EAST LINE OF BLOCK "H" AND THE EASTERLY LINE OF THE B&O C. T. RAILROAD RIGHT OF WAY, NORTH OF THE NORTH LINE OF SIBLEY BOULEVARD (147TH STREET) IN SUBDIVISION OF LOT "B" AFOREDESCRIBED;

PARCEL 17:

THAT PART OF THE SOUTH 1/2 OF 146TH STREET LYING EAST OF THE WEST LINE OF THE AFORESAID MARSHFIELD AVENUE AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE AFORESAID BLOCK "I";

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LEGAL DESCRIPTION CONTINUED

PARCEL 18:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE SOUTH LINE OF 144TH STREET ON THE EAST BY THE WEST LINE OF WOOD STREET, ON THE SOUTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH BEING IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7;

PARCEL 19:

A TRACT OF LAND BOUNDED ON THE NORTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY; ON THE EAST BY THE WEST LINE OF WOOD STREET; ON THE SOUTHERLY SIDE BY THE G. T. W. RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7; ALL IN COOK COUNTY, ILLINOIS.

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SPECIAL WARRANTY DEED
(Corporate to Individual)
(Illinois)

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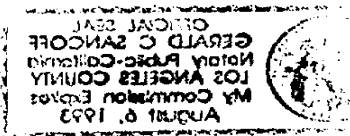
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THIS INDENTURE, made this 27th day of November,
1990, between HARVEY GRQ, INC.

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, party of the first part,
and PROPERTY TRANSFERS, INC., a California
corporation, 11835 W. Olympic Boulevard, Suite
1100, Los Angeles, California, 90064
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of TEN & 00/100
----- Dollars and other good and valuable considera-
tions in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, ~~THE~~ the following
described real estate, situated in the County of Cook and State of Illinois known and described as
follows, to wit: An undivided one-third (1/3rd) interest in the real estate legally
described as follows:

Lot Twenty Two, in Block One Hundred Ninety Four (194),
Lot Twenty Six, in Block One Hundred Ninety Three (193), Lot Twenty Seven,
in Block One Hundred Ninety Three (193), Lot Twenty Eight, in Block One
Hundred Ninety Three (193), and Lot Thirty Three, in Block One Hundred
Ninety Two (192), in Harvey, in Sections 7 and 18, Township 36 North,
Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of
the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said
premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND
DEFEND, subject to:

29-07-211-043-0000,
29-07-210-021-0000, 29-07-210-022-0000,
29-07-210-023-0000 and 29-07-212-017-0000

Permanent Real Estate Index Number(s):

Address(es) of real estate: 145th Street and Paulina, Dixmoor, Illinois, 60426

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused
its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day
and year first above written.

HARVEY GRQ, INC., an Illinois corporation
(Name of Corporation)

By Stuart Lichter
STUART LICHTER, President

Attest: Stuart Lichter
STUART LICHTER, Secretary

This instrument was prepared by THOMAS P. RUSSIAN / GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND
HOFF, LTD., 15255 S. 94th Avenue, Suite 601, Orland Park, IL
(NAME AND ADDRESS) 60462

MAIL TO: { THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC AND HOFF, (Name) LTD.
15255 South 94th Avenue
(Address)
Suite 601
Orland Park, IL 60462
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
HARVEY GRQ, INC.
(Name)
One West Avenue
(Address)
Larchmont, NY 10538
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

Two Resolutions Attached

TRANSFER STAMPS AFFIXED TO DOC. 90587716

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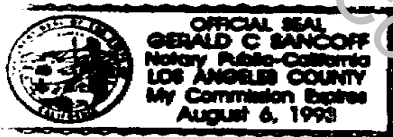
STATE OF California ILLINOIS } ss.
COUNTY OF LOS ANGELES }
COOK } SCS

I, Gerald C. SANCOFF, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STUART LICHTER personally known to me to be the President of HARVEY GRQ, INC., a Illinois corporation, and STUART LICHTER, 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 27th day of November, 1990.

Gerald C. SANCOFF
Notary Public

Commission expires 08 08 93



Deed

EST. JUN 23 11 2 59
DEPT. OF REVENUE
REGISTRATION DIVISION

3941078

3941078

3941078

Chicago Title Ins

984307

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

HARVEY GRQ, INC., an Illinois corporation
TO
PROPERTY TRANSFERS, INC., a California corporation
ADDRESS OF PROPERTY:
145th Street and Paulina
DANBURY, IL 60426

MAIL TO: THOMAS P. RUSSIAN
GOLDSTONE, SKRODZKI, RUSSIAN, NEMEC
AND HOFF, LTD.
15255 S. 94th Avenue, Suite 601
Orland Park, IL 60462
(708) 403-6030

GEORGE E. COLE
LEGAL FORMS