

MPL
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Chicago, IL

1134/0035 90 001 Page 1 of 8
2000-01-10 11:13:47
Cook County Recorder 35.50



00023606

LIMITED WARRANTY DEED

97-03505

KNOW ALL MEN BY THESE PRESENTS, that **Marathon Pipe Line LLC**, a Delaware limited liability company, whose address is c/o Property Tax Records, 539 South Main Street, Findlay, Ohio 45840, **GRANTOR**, for the consideration of Ten and No/100 Dollars (\$10.00), received to its full satisfaction of **Ford Motor Company**, a Delaware corporation, whose tax mailing address is Ford Motor Company, P.O. Box 1758, CA56, Dearborn, Michigan 48121, **GRANTEE**, does give, grant, bargain, sell and convey unto said GRANTEE the following described real estate in its existing "as is" condition inside the City of Chicago, County of Cook, and State of Illinois:

Parcel 1: That Part of the Southeast Quarter of Section 25, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point in the west line of said Southeast Quarter, which point is 50 feet north of the southwest corner of said Southeast Quarter;

Thence North 0 Degrees 14 Minutes 10 Seconds East along said west line, a distance of 370 feet to a point;

Thence South 89 Degrees 45 Minutes 50 Seconds East, a distance of 130 feet to a point;

Thence North 0 Degrees 14 Minutes 10 Seconds East on a line which is parallel to said west line, a distance of 744.98 feet to a point of intersection of said parallel line with the southerly channel line of the Calumet River;

Thence North 67 Degrees 31 Minutes 50 Seconds East along said channel line, a distance of 380.07 Feet to an angle in said channel line;

Thence North 21 Degrees 11 Minutes 50 Seconds East along said channel line, a distance of 448.56 feet to a point, said point being the Place of Beginning of the following described tract of land hereby conveyed and quit claimed, to wit;

Thence continuing North 21 Degrees 11 Minutes 50 Seconds East along said channel line for a distance of 372.69 feet to an angle in said channel line;

Thence North 47 Degrees 38 Minutes 10 Seconds East, for a distance of 566.52 feet to an angle in said channel line;

Lawyers Title Insurance Corporation

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Thence North 78 Degrees 29 Minutes 00 Seconds East along said channel line, a distance of 109.31 feet to the point of intersection of said channel line with the west line of the right-of-way of the New York Chicago and St. Louis Railroad Company;

Thence South 0 Degrees 28 Minutes 50 Seconds East along said right-of-way line for a distance of 928.74 Feet to a point of curve;

Thence Southeasterly along the westerly line of the right-of-way of said Company, said westerly line being a curved line tangent to said west line of the right-of-way at said point of curve, convex to the southwest and having a radius of 1960.00 feet, for a distance of 1489.20 feet to a point of tangency;

Thence South 44 Degrees 00 Minutes 50 Seconds East along the southwesterly line of the right-of-way of said Company, a distance of 173.80 feet to the point of intersection of said southwesterly line with the east line of the west half of the Southeast Quarter of said Section 25;

Thence South 0 Degrees 14 Minutes 10 Seconds West along said east line for a distance of 37.93 Feet to the point of intersection of said east line with the north line of East 130th Street, which north line is 50 feet north of and parallel to the south line of said Section 25;

Thence North 89 Degrees 45 Minutes 50 Seconds West along said north line for a distance of 25.00 feet to a point;

Thence North 0 Degrees 14 Minutes 10 Seconds East for a distance of 27.77 feet to a point;

Thence North 44 Degrees 00 Minutes 50 Seconds West for a distance of 163.64 feet to a point of curve;

Thence northwesterly on a curved line tangent to the last described line, convex southwesterly and having a radius of 1985.00 Feet and being concentric with last described curved line for a distance of 1232.12 feet to the point of intersection of said line with a line which is 1280.34 feet north of and parallel with the south line of said Southeast Quarter of said Section 25;

Thence North 89 Degrees 45 Minutes 50 Seconds West on said last described parallel line for a distance of 666.52 feet to a point;

Thence North 0 Degrees 14 Minutes 10 Seconds East for a distance of 450.22 feet to the place of beginning;

In Cook County, Illinois; Containing 670,692 Square Feet (15.3970 Acres) of land, more or less.

Parcel 2: That part of the South Half of the Southeast Quarter of Section 25, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, being more particularly described as follows: Commencing at a point on the South Line of said Section 25, being also the centerline of East 130th Street, 100 feet wide as now established, distant 576 feet, North 89 degrees 45 minutes 50 seconds West of the southeast corner of said section;

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Thence North 44 degrees 00 minutes 50 seconds West along the westerly right-of-way line of Norfolk and Western Railroad Company, a distance of 296.55 feet to a point of tangency with a curve to the right having a radius of 1,960 feet on said westerly right-of-way of said railroad;

Thence continuing North 44 degrees 00 minutes 50 seconds West, a distance of 92.89 feet to a point of tangency with a curve to the right having a radius of 2,097 feet;

Thence northwesterly along the arc of said 2,097 foot radius curve on a continuously decreasing northwesterly bearing, a distance of 424.09 feet to the point of intersection with the arc of a curve to the right having a radius of 1,985 feet, being the present easterly property line of Allied Chemical Corporation, and the point of beginning of the tract of land being described;

Thence continuing along the arc of said 2,097 foot radius curve to the right on a continuously decreasing northwesterly bearing, a distance of 729.68 feet to the point of intersection with a line 1,280.34 feet measured normally from, parallel with, and northerly of said South Line of said Section 25;

Thence North 89 degrees 45 minutes 50 seconds West along said line parallel to said South Line of said Section 25, a distance of 25.64 feet to a point;

Thence southeasterly along the arc of a curve to the left, having a radius of 2,122 feet on a continuously increasing southeasterly bearing, being parallel with, westerly of, 25 feet measured normally from the arc of said 2,097 foot radius curve and the northwesterly extended curve thereof, a distance of 1,173.18 feet to a point on a line tangent to said 2,122 foot radius curve;

Thence South 44 degrees 00 minutes 50 seconds East along said tangent line, a distance of 92.89 feet to a point of tangency on the arc of said 1,985 foot radius curve, being the point of intersection with Allied Chemical Corporation's easterly property line;

Thence northwesterly along said easterly property line on the arc of said 1,985 foot radius curve, on a continuously decreasing northwesterly bearing, a distance of 520.02 feet to the point of beginning;

Containing 24.108 square feet (0.5534 acres) of land, more or less.

Said property being the property conveyed to Marathon Pipe Line LLC, a Delaware limited liability company, by Quitclaim Deed dated December 18, 1997 and recorded August 26, 1998 as Document Number 98758449.

RESERVING UNTO GRANTOR, its successors in title and assigns, a twenty-five (25) foot wide easement for existing pipelines, including the right to maintain underground, cathodic protection devices which is more particularly described as follows:

That part of the Southeast Quarter of Section 25, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 25;

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Thence North 89 degrees, 45 minutes, 50 seconds West along the south line of said Southeast Quarter a distance of 662.33 feet to the southeast corner of the west half of the Southeast Quarter of the Southeast Quarter of said Section 25;

Thence North 00 degrees, 14 minutes, 10 seconds East along the east line of said west half of the Southeast Quarter of the Southeast Quarter a distance of 50.00 feet to the point of beginning on the present north line of East 130th Street;

Thence North 89 degrees, 45 minutes, 50 seconds West along said north line a distance of 25.00 feet;

Thence North 00 degrees, 14 minutes, 10 seconds East, parallel with the east line of the west half of the Southeast Quarter of the Southeast Quarter of Section 25, a distance of 28.46 feet to an intersection with a line drawn parallel with and 25 feet southwesterly from, the original westerly right of way line of the New York, Chicago and St. Louis Railroad Company;

Thence North 44 degrees, 00 minutes, 50 seconds West along said parallel line, and said line extended, a distance of 255.56 feet;

Thence northwesterly and northerly along a curved line, tangent to the last described line, convex southwesterly and having a radius of 2122.06 feet, a distance of 1173.22 feet to an intersection with a line drawn parallel with and 1280.34 feet (measured perpendicularly) north from the south line of the Southeast Quarter of Section 25, said intersection being 100.86 feet west of the aforementioned original westerly right of way line of the New York, Chicago and St. Louis Railroad Company, as measured along said parallel line;

Thence continuing northerly along said curved line, being parallel with and 25.00 feet westerly (measured radially) of the westerly line of a tract of land heretofore conveyed to the Wabash Pipeline Company by quit claim deed recorded as document number 20517245, a distance of 471.10 feet;

Thence North 00 degrees, 23 minutes, 03 seconds East along a straight line, hereinafter referred to as line A) parallel with and 25.00 feet westerly of (measured perpendicularly) said westerly line of the property conveyed by document number 20517245, a distance of 707.02 feet to an intersection with the southerly channel line of the Calumet River;

Thence North 47 degrees, 38 minutes, 08 seconds East along said southerly channel line a distance of 10.91 feet to an angle point in said line;

Thence North 78 degrees, 29 minutes, 13 seconds East along said southerly channel line a distance of 17.36 feet to an intersection with the aforementioned westerly line of the property conveyed by document number 20517245;

Thence South 00 degrees, 23 minutes, 03 seconds West along said westerly line a distance of 718.00 feet to a point opposite at right angles to the southerly terminus of aforementioned line A ;

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Thence southerly and southeasterly along said westerly line, being here a curved line tangent to the last described straight line convex westerly and having a radius of 2097.00 feet, a distance of 471.12 feet to an intersection with the aforementioned line drawn parallel with and 1280.34 feet north from the south line of the Southeast Quarter of section 25, said intersection being 75.24 feet west of the aforementioned original westerly right of way line of the New York, Chicago and St. Louis Railroad Company, as measured along said parallel line;

Thence continuing southeasterly along the last described curved line a distance of 1153.83 feet to a point of tangency with the northwestward extension of a straight portion of said original westerly right of way line,

Thence South 44 degrees, 00 minutes, 50 seconds east along said northwestward extension and along said original westerly right of way line a distance of 265.72 feet to a point on the aforementioned east line of the west half of the Southeast Quarter of the Southeast Quarter of Section 25;

Thence South 00 degrees, 14 minutes, 10 seconds West along said east line a distance of 38.62 feet to the point of beginning;

In Cook County, Illinois; Containing 66,082 square feet (1.5170 acres) of land, more or less

PRIOR DEED REFERENCE: Doc. No. 98758449

PARCEL I.D. NUMBER: 25-25-401-004, Volume 293 and 25-25-400-006, Volume 293

Exceptions to warranties; title is subject to:

1. (a) taxes and assessments (both general and special) not now due and payable; (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including but not limited to governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, agreements and restrictions of record, if any; (d) such a state of facts as an accurate survey and a competent environmental audit might show; and (e) all legal roads and highways.
2. (a) The use of the premises shall be restricted solely to commercial/industrial use; (b) The installation of potable wells on the premises is prohibited and the groundwater underneath the premises shall not be used for drinking water; and (c) An asphalt cap or other such engineered barrier shall be maintained in an area approximately 140 ft. x 125 ft. located over the areas of the premises surrounding the 1 story metal building as shown in Exhibit 2 of the Amendment to Agreement, dated November 16, 1999 which is incorporated herein. These restrictions shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

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AND THE GRANTOR does for itself, its successors and assigns covenant with the said GRANTEE, its successors and assigns, the GRANTOR has not made, done, executed, or suffered any act or thing whereby the above-described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and the title to the above-granted premises against all persons lawfully claiming the same by, through or under the GRANTOR, said GRANTOR will forever warrant and defend.

IN WITNESS WHEREOF, said corporation sets its hand this 13th day of December, 1999.

WITNESS:

MARATHON PIPE LINE LLC

By: K. F. Frazier Jr.
Printed: K. F. Frazier Jr.

By: Randy B. Bath
Name: R. B. Bath
Title: President



By: Michael E Kingerski
Printed: Michael E Kingerski

Pennsylvania
STATE OF TEXAS)
) SS.
COUNTY OF Allegheny)

BEFORE ME, a Notary Public in and for said State of Pennsylvania personally appeared the above named Marathon Pipe Line LLC, a Delaware limited liability company, by R. B. Bath, its President who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Pittsburgh, Pennsylvania, this 13th day of December, 1999.

My Commission Expires:

5-25-2000

Mary Ann Iaconis
Notary Public



This Instrument Prepared by: Q. H. Wood, Attorney-at-Law, 539 South Main Street, Findlay, Ohio 44840

AFTER RECORDING MAIL TO:

Ford Motor ~~Company~~ Land Services Corporation
Attn: Nancy Becher
Suite 1500 East
One Parklane Boulevard
Dearborn, MI 48126

ADDRESS OF PROPERTY:

130th Street, West of Torrence Ave.
Chicago, IL

The Above Address Is For Statistical Purposes Only And Is Not A Part Of This Deed.

SEND SUBSEQUENT TAX BILLS TO:

Ford Motor Company
P.O. Box 1758, CA56
Dearborn, MI 48121



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PLAT ACT AFFIDAVIT

State of ~~Texas~~ ^{Pennsylvania})
) S.S.
County of Allegheny)

R. B. Bahr, being duly sworn on oath states that he is the
President of Marathon Pipe Line LLC and 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: *(Circle the number below which is applicable to attached deed or lease.)*

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)
OR
the conveyance falls in one of the following exemptions permitted by the 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 acres in any recorded subdivision which does not involve any new streets or easements of access.
- ④ 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 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.

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9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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.

By: Randy E. Bath
Printed: R. B. Bath

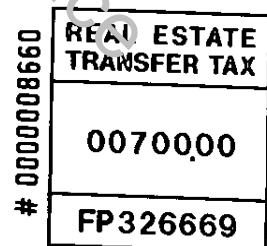
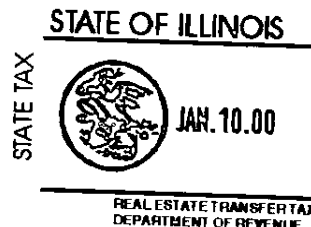
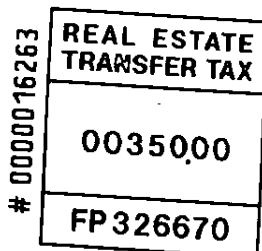
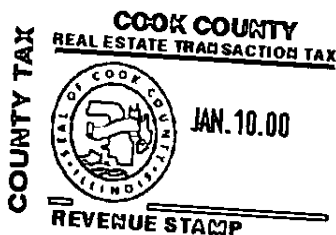
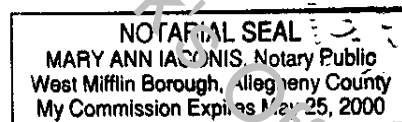


Subscribed and sworn to before me this 17th day of December, 1999.

Mary Ann Iaconis
Notary Public

My Commission Expires:

May 25, 2000



City of Chicago
Dept. of Revenue
218711
01/10/2000 10:23 Batch 01692 10

Real Estate
Transfer Stamp
\$5,250.00