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717/0033 45 001 Page 1 of 7

2001-02-14 08:46:28

Cook County Recorder

61.00

SPECIAL WARRANTY DEED



This instrument prepared by and after recording return to:

Michael R. Spreng, Esq.  
McDonald, Hopkins, Burke &  
Haber Co., LPA  
2100 Bank One Building  
600 Superior Avenue, E.  
Cleveland, Ohio 44114

**THIS INDENTURE**, made as of JANUARY 11, 2001, between REPUBLIC TECHNOLOGIES INTERNATIONAL, LLC (successor by merger to Republic Engineered Steels, Inc.) ("Grantor"), party of the first part, and SCPM, LLC, an Ohio limited liability company, having an address at 11401 South Greenway Avenue, Chicago, Illinois 60617, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby **GRANT AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE;

subject to the Permitted Exceptions set forth on Exhibit B which is attached hereto and incorporated herein by reference.

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, its successors 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 encumbered 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 the ITEMS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or 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 in equity of, in and to the above described premises, with the hereditaments and appurtenances.

BOX 333-CT1

C# 78 93925 D1

5- [Handwritten initials]

[Handwritten initials]

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**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns, forever.

The party of the second part and its successors and assigns are hereby prohibited from using the real property described in Exhibit A attached hereto in perpetuity as "Residential Property" within the meaning of The Site Remediation Program under Title XVII of the Environmental Protection Act 415 ILCS 5/58. et seq. For purposes of this restrictive covenant, "Residential Property" means "any real property that is used for habitation by individuals, or where children have the opportunity for exposure to contaminants through soil ingestion or inhalation at educational facilities, health care facilities, child care facilities, or outdoor recreational areas." This definition is derived from the definition of "residential property" utilized in Section 740.120 of the rules promulgated by the Illinois Pollution Control Board under the Illinois Site Remediation Program Title XVII, 4125 ILCS 5/58 et seq.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

**IN WITNESS WHEREOF**, said party of the first part has caused its name to be signed to these presents the day and year first above written.

WITNESSES

REPUBLIC TECHNOLOGIES  
INTERNATIONAL, LLC,  
a Delaware limited liability company

By: Joseph F. Larinsky  
Joseph F. Larinsky, President

[Signature]  
[Signature]

Exempt under provisions of Paragraph E, Section 4,,  
Real Estate Transfer Tax Act.

JANUARY 11, 2001  
Date

[Signature], Agent for Seller  
Buyer, Seller or Representative

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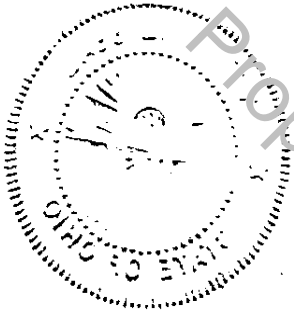
Rec'd under provisions of Paragraph 1, Section 4

County Clerk of Cook County

11/11/11



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ADRIAN L. EVANS, NOTARY PUBLIC  
Notary for the State of Ohio  
(My Commission Expires Nov 30, 2004)

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## EXHIBIT A

That part of the Southeast Quarter and a portion of the Southwest Quarter all in Section 19, Township 37 North, Range 15 East of the third principal meridian, lying East of the Easterly channel line of the Calumet River and lying West of the Westerly right of way line of the South Chicago and Southern Railroad in Cook County, Illinois, described as follows:

Commencing at the point of intersection of the Westerly right of way line of said railroad with the North line of the Southeast Quarter of Section 19 aforesaid; thence on an assumed bearing of South 00 degrees 21 minutes 45 seconds East, along said Westerly right of way line, a distance of 331.55 feet, thence South 60 degrees 1 minute 38 seconds West 44.74 feet to the point of beginning; thence continuing South 60 degrees, 17 minutes 38 seconds West 1203.38 feet, thence North 72 degrees 13 minutes 18 seconds West 111.05 feet; thence South 29 degrees 42 minutes 22 seconds East 513.24 feet; thence North 57 degrees 42 minutes 48 seconds East 1063.42 feet; thence North 00 degrees 21 minutes 45 seconds West 439.92 feet to the point of beginning.

Said parcel containing 10.961 acres, more or less

PIN 26-19-301-007-0000

26-19-401-006-0000

11610 SOUTH AVENUE "O", CHICAGO, IL

10119023

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## EXHIBIT B

### Permitted Encumbrances

- (a) Those special exceptions (excluding the standard exceptions) to title shown in the Title Commitment prepared by Chicago Title Insurance Company in connection with this matter;
- (b) Real estate taxes and assessments not yet due and payable;
- (c) The Lease between the parties hereto; and
- (d) Zoning ordinances, if any

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**10119023**

STATEMENT BY GRANTOR AND GRANTEE

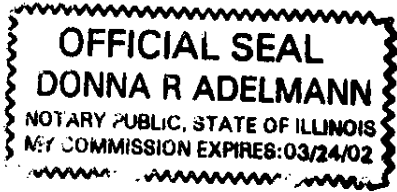
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 and hold title to real estate under the laws of the State of Illinois.

Dated JANUARY 11, 2001 Signature: [Signature] ATTORNEY FOR GRANTOR  
Grantor or Agent

Subscribed and sworn to before me by the said MICHAEL SPREUNG this 12 day of JANUARY 2001.

[Signature]  
Notary Public



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 1-12, 2000 Signature: [Signature] GRANTEE OR AGENT

Subscribed and sworn to before me by the said [Signature] ADELMANN this 12 day of JANUARY 2000.

[Signature]  
Notary Public



10119023

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 of a Class A misdemeanor for subsequent offenses.

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



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## PLAT ACT AFFIDAVIT

STATE OF OHIO                    )  
  )  
COUNTY OF STARK                )

Joseph F. Lapinsky, President of Republic Technologies International, LLC, being duly sworn on oath, states that its address is 3770 Embassy Parkway, Akron, Ohio 44333; that the attached deed is not in violation of Section 1 of 765 ILCS 205/1 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 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 parcel 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.

10119023

Republic Technologies International, LLC,  
a Delaware limited liability company

By: Joseph F. Lapinsky  
Joseph F. Lapinsky, President

SUBSCRIBED and SWORN to  
before me this 22 day  
of December 2000.

[SEAL]

Jackie L. Evans  
Notary Public

**JACKIE L. EVANS, NOTARY PUBLIC**  
In and For the State of Ohio  
My Commission Expires Nov. 30, 2004

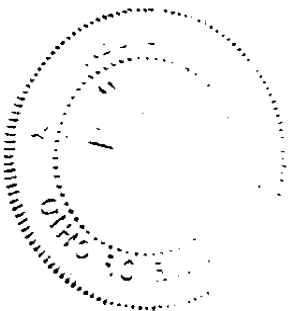
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JACKIE L. EVANS, SECRETARY PUBLIC  
In and For the State of Ohio  
My Commission Expires Nov. 30, 2014