

This Instrument Prepared By:
Thomas J. Suich
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, IL 60601



After Recording Return To:
Thomas J. Suich
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

Send Tax Bills To:
Rock-Tenn Company
504 Thrasher Street
Norcross, GA 30071
Attn: Real Estate Tax Dept.

1072
A00184493
D2A9M

SPECIAL WARRANTY DEED

This Indenture, made as of the 25th day of September, 2001, between, **WALDORF REALTY, INC.** (formerly known as HEI Realty, Inc.) and **WALDORF CORPORATION**, both Delaware corporations, parties of the first part, whose address is c/o Rock-Tenn Company, 504 Thrasher Street, Norcross, Georgia 30071 and **ROCK-TENN REAL ESTATE, LLC**, a Georgia limited liability company, whose address is c/o Rock-Tenn Company, 504 Thrasher Street, Norcross, Georgia 30071, party of the second part.

WITNESSETH:

The parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, by these presents do hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and its successors, FOREVER, all that certain real estate situated in the County of Cook, Illinois, legally described on Exhibit A attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 parties of the first part, either

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in law or in 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 hereditaments and appurtenances, unto the party of the second part, its successors, heirs and assigns, forever.

And the parties of the first part, for themselves, and their successors, do covenant, promise and agree to and with the party of the second part, and its successors, heirs and assigns, that they have 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 they WILL WARRANT AND FOREVER DEFEND the said premises against all persons lawfully claiming, or to claim the same by, through or under it, subject only to the Permitted Exceptions.

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SUBJECT ONLY TO those exceptions shown on Exhibit B attached hereto and by this reference made a part hereof (collectively the "Permitted Exceptions").

P.I.N.: 19-03-201-053
19-03-201-049
19-03-201-050
19-03-201-047
19-03-201-004

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 L , SEC. 200.1-2 (B-6) OR PARAGRAPH
 L , SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

9-27-21
DATE

James Amur
BUYER, SELLER OR REPRESENTATIVE
Amur

Address: 4200 S. Pulaski Road, Chicago, IL

IN WITNESS WHEREOF, said parties of the first part have caused this indenture to be executed in their name and signed by their duly authorized representatives, the day and year first above written.

WALDORF REALTY, INC., f/k/a HEI
Realty, Inc., a Delaware corporation

By: *Steven C. Voorhees*
Name: Steven C. Voorhees
Its: EVP & CFO

WALDORF CORPORATION, a Delaware
corporation

By: *Steven C. Voorhees*
Name: Steven C. Voorhees
Its: EVP & CFO

{ACKNOWLEDGEMENT FOLLOWS ON NEXT PAGE}

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STATE OF Georgia)
) SS.
COUNTY OF Gwinnett)

I, Kimberly L. Aschoff, a Notary Public in and for the County in the State aforesaid, do hereby certify that Steven C. Voorhees, of Norcross, Georgia, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the EVP & CFO of WALDORF REALTY, INC. (formerly known as HEI Realty, Inc.), a Delaware corporation, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 26th day of September 2001.

Kimberly L. Aschoff
Notary Public

My Commission expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires May 19, 2003



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STATE OF Georgia)
) SS.
COUNTY OF Gwinnett)

STATE OF ILLINOIS	
STATE TAX	SEP. 27. 01
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000015769	REAL ESTATE TRANSFER TAX
	06000.00
	FP 102808

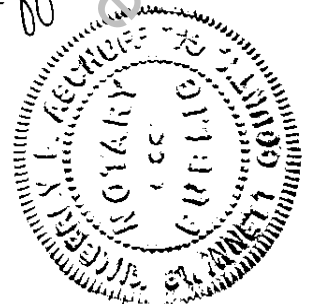
I, Kimberly L. Aschoff, a Notary Public in and for the County in the State aforesaid, do hereby certify that Steven C. Voorhees, of Norcross, Georgia, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the EVP & CFO of WALDORF CORPORATION, a Delaware corporation, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 26th day of September 2001.

Kimberly L. Aschoff
Notary Public

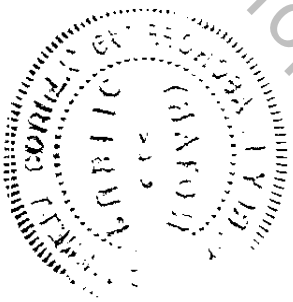
My Commission expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires May 19, 2003

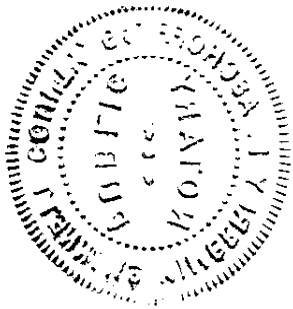


COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 27. 01
REVENUE STAMP	
# 0000015797	REAL ESTATE TRANSFER TAX
	03000.00
	FP 102802

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 5, 1893 IN BOOK 59 OF PLATS, PAGE 32 AS DOCUMENT 1924571 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE), SAID POINT BEING 723.00 FEET NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD; THENCE WESTERLY ALONG SAID NORTH LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 550 FEET WEST OF SAID WEST LINE OF SAID SOUTH PULASKI ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 639.00 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 281.78 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH PULASKI ROAD A DISTANCE OF 84.00 FEET; THENCE EASTERLY ALONG A LINE 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2 AND 3 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 4 AND 5 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT, 35.00 FEET; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 35 FEET OF SAID LOT, 129.43 FEET; THENCE 67.27 FEET SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE AFORESAID LOT 5, A DISTANCE OF 150.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT; THENCE WEST, ALONG SAID SOUTH LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 146.84 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2000, 2001 AND SUBSEQUENT YEARS.
2. RIGHTS OR COMMONWEALTH EDISON COMPANY BU VIRTUE OF THE UNRECORDED ELECTRIC SERVICE STATION AGREEMENT DATE NOVEMBER 7, 1990, AS DISCLOSED BY UTILITY LETTER DATED APRIL 29, 1996.
3. EASEMENT RECORDED OCTOBER 3, 1991 AS DOCUMENT NUMBER 96755485 AND GRANTED BY DEED RECORDED AS DOCUMENT NUMBER 96755487.
4. EASEMENT RECORDED OCTOBER 3, 1991 AS DOCUMENT NUMBER 96755486 AND GRANTED BY DEED RECORDED AS DOCUMENT NUMBER 96755487.
5. THE FOLLOWING ENCROACHMENTS DISCLOSED BY A SURVEY BY NATIONAL SURVEY SERVICE, INC. DATED DECEMBER 26, 2000, JOB NUMBER N123693:
 1. CHAIN LINK FENCE 7.5 FEET WEST AND ONTO THE STREET ADJOINING PARCEL 1;
 2. SIGN WEST OF THE LINE ONTO KARLOV AVENUE BY AN UNDISCLOSED AMOUNT;
 3. FENCE POST AND FENCE FROM THE PROPERTY NORTH BY 0.03 FEET SOUTH AND ONTO THE LAND;
 4. ENCROACHMENT ONTO LOT 4 OF CURB AND FENCE; AND
 5. SIGN SOUTH OF THE LINE ONTO DISTRICT BLVD. BY 1.34 FEET.
6. RETAINING WALL ON THE SOUTH LOT LINE OF PARCEL 1 DISCLOSED BY A SURVEY BY NATIONAL SURVEY SERVICE, INC. DATED DECEMBER 26, 2000 JOB NUMBER N123693.
7. TERMS, CONDITIONS, RESERVATIONS AND EASEMENT RELATING TO CONNECTING RAILROAD TRACK IN FAVOR OF ARTHUR G. LEONARD AND OTHERS AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, MAINTENANCE, RENEWAL FROM TIME TO TIME AND OPERATION THEREON OF A RAILROAD TRACK CONNECTING A TRACK ON THE LAND WITH A TRACK OF THE RAILROAD COMPANY ON ITS OWN RIGHT OF WAY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 11261004 AND ALSO SET FORTH IN DEED RECORDED AS 11665838. SAID TRACKS ARE DEPICTED ON THE PLAT OF SURVEY PREPARED BY COWHEY GUDMUNDSON LEDER LTD. DATED JULY 16, 1996 AS ORDER NUMBER 1604.5,

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AND LOCATED ALONG THE WESTERLY LINE OF THE LAND.

8. PROVISIONS CONTAINED IN DEED FROM ARTHUR G. LEONARD AND OTHERS AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO UNITED BISCUIT COMPANY OF AMERICA A CORPORATION OF DELAWARE, DATED SEPTEMBER 5, 1945 AND RECORDED SEPTEMBER 17, 1945 AS DOCUMENT 13599421 THAT THE GRANTEE, ITS SUCCESSORS, GRANTEES AND ASSIGNS WILL SHARE AT ALL TIMES HEREAFTER IN PAYING THE COST OF IMPROVING, REPAIRING, MAINTAINING IN GOOD CONDITION AND FROM TIME TO TIME RENEWING THE PAVEMENTS, PARKWAYS, WALKS, SEWERS, WATER LINES, STREET LIGHTS, STREET LIGHTING SYSTEM AND OTHER IMPROVEMENTS ALONG OR IN THE PRIVATE STREET KNOWN AS SOUTH KARLOV AVENUE AS LONG AS IT REMAINS A PRIVATE STREET.
9. RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS, AS DISCLOSED BY THE PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED DECEMBER 12, 1991, SURVEY NO. N-116784.
10. UNRECORDED EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY DATED SEPTEMBER 29, 1953 TO CONSTRUCT AND MAINTAIN ITS SYSTEM OF CONDUIT AND CABLE FOR TELEPHONE PURPOSES AS DISCLOSED BY DEED FROM UNITED BISCUIT COMPANY OF AMERICA TO FOLDING BOX COMPANY DATED JUNE 30, 1960 AND RECORDED JUNE 30, 1960 AS DOCUMENT 17896541.
11. EASEMENT AS CREATED BY GRANT DATED JULY 18, 1996 AND RECORDED OCTOBER 03, 1996 AS DOCUMENT NUMBER 96755485 MADE BY WALDORF CORPORATION TO POLYGON REAL ESTATE, L.L.C. FOR INGRESS AND EGRESS OVER THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OR SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY ILLINOIS ON SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32 AS DOCUMENT NUMBER 1924571, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS TO PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH, ALONG THE WEST LINE OF SOUTH PULASKI ROAD, 33.00 FEET; THENCE WEST, ALONG A LINE DRAWN 33.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID LOT 5 IN JENNI'S RESUBDIVISION, 168.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE

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EAST LINE OF THE WEST 100.00 FEET OF SAID LOT 5,, THENCE NORTH, ALONG SAID SOUTHERLY EXTENSION, 33.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID LOT 5 IN JENNI'S RESUBDIVISION; THENCE EAST, ALONG SAID SOUTH LINE, 168.22 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING;

12. EASEMENT AS GRANTED BY DEED DATED JULY 18, 1996 AND RECORDED ON OCTOBER 03, 1996 AS DOCUMENT NUMBER 96755486 MADE BY WALDORF REALTY, INC. TO POLYGON REAL ESTATE, L.L.C., FOR INGRESS AND EGRESS OVER THAT PART OF THE LAND DESCRIBED AS FOLLOWS:

THE NORTH 129.43 FEET OF THE WEST 35.00 FEET OF LOT 4 IN JENNI'S RESUBDIVISION AFORESAID.

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