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2517/034 57001 Page 1 of 7
2002-07-22 10:38:21
Cook County Recorder 33.00

QUIT CLAIM DEED

THIS INDENTURE made this
3rd day of July, A.D., 2002,

WITNESSETH, that the

INDIANA HARBOR BELT

RAILROAD COMPANY, an

Indiana corporation, f/k/a Indiana

Harbor Belt Railroad Company

of Illinois, an Illinois Corporation, with an office at 2721 - 161st Street, Hammond, Indiana

46323-1099, hereinafter referred to as the "Grantor," for Ten Dollars (\$10.00) and other good

and valuable consideration to it paid the receipt of which is hereby acknowledged, quit claims

and conveys unto TEMPERATURE EQUIPMENT CORPORATION, with a mailing address

at 17725 Volbrecht Road, Lansing, Illinois 60438 hereinafter referred to as the "Grantee," all

right, title and interest of the said Grantor, of, in and to the following described real estate:

[SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION]

PROPERTY ADDRESS: ±0.284 acres of vacant land adjacent to 9700 Armitage Avenue,
Melrose Park, Cook County, Illinois

PIN NUMBER: 12-33-500-010-0000

UNDER and SUBJECT, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the premises herein described, (2) any easements or agreements of record or otherwise affecting the land hereby conveyed, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over, across and through the premises herein described, together with the right to maintain, repair, renew, replace, use and remove same.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of,

BOX 333-CTI



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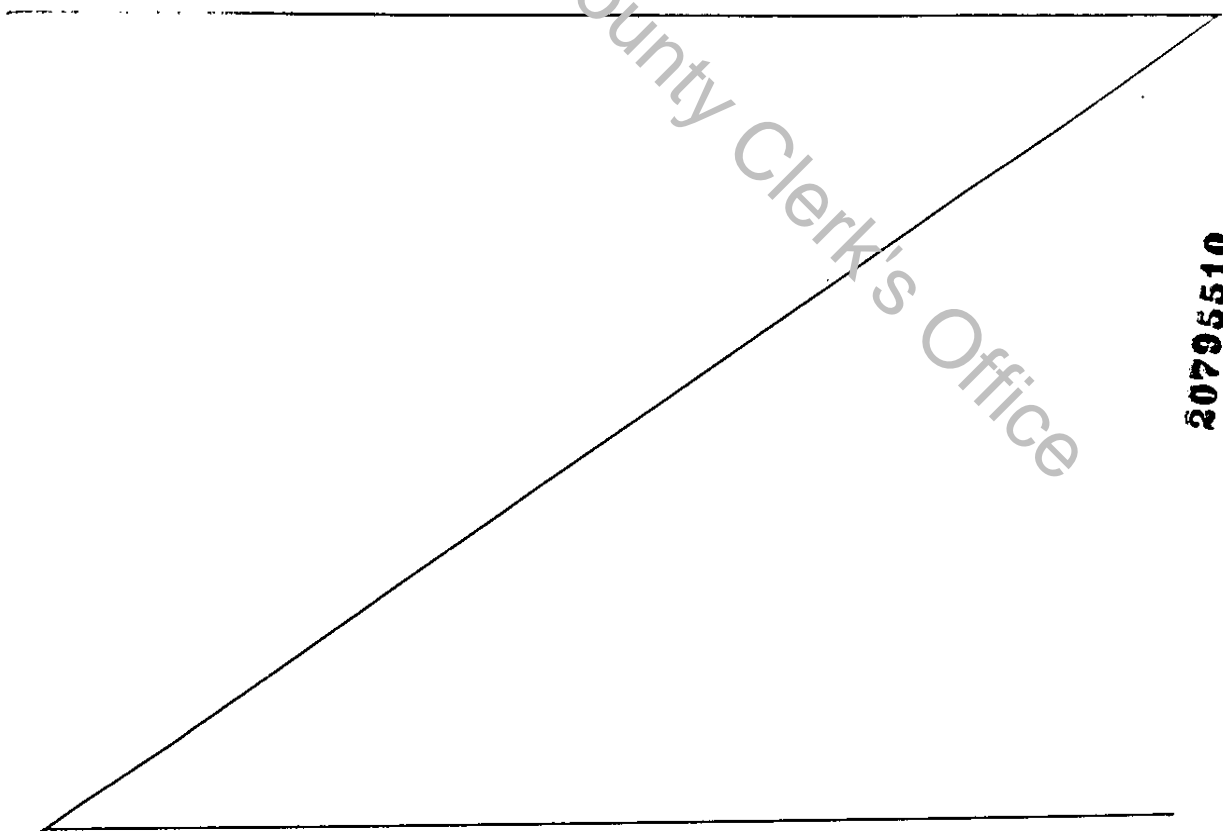
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the respective heirs, personal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the State of Indiana now or hereafter in force with respect to the covenants set forth below.

(1) Grantee shall indemnify and defend Grantor against, and hold Grantor harmless from, all claims, actions, proceedings, judgments and awards, for death, injury, loss, or damage to any person or property, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, arising from, or in connection with, the active or passive effects of existence of any physical substance of any nature or character, on, under, or in the land, water, air, structures, fixtures, or personal property comprising the premises, from and after the date of delivery of this deed. However, Grantee's indemnity under this Item (1) shall not apply to conditions created prior to the date of this Deed unless caused by Grantee.

(2) Should a claim adverse to the title hereby quit claimed be asserted and/or proved, no recourse shall be had against the Grantor herein.

(3) Grantor shall neither be liable or obligated to construct or maintain any fence or similar structure between the land herein before described and adjoining land of Grantor nor shall Grantor be liable or obligated to pay for any part of the cost or expense of constructing or maintaining any fence or similar structure, and Grantee hereby forever releases Grantor from any loss or damage, direct or consequential that may be caused by or arise from the lack or failure to maintain any such fence or similar structure.



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THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees," respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, INDIANA HARBOR BELT RAILROAD COMPANY, Grantor, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal duly attested, to be hereunto affixed as of the day and year first above written.

WITNESS:

INDIANA HARBOR BELT
RAILROAD COMPANY

J.C. Roberts


By: Tony L. Ingram
TONY L. INGRAM, President

WITNESS:

Robert B. D'Zeno

ATTEST:
James D. McGeehan
JAMES D. MCGEEHAN, Secretary


STATE OF ILLINOIS

STATE TAX		JUL. 18.02	REAL ESTATE TRANSFER TAX
			0001850
			FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032813

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX		JUL. 18.02	REAL ESTATE TRANSFER TAX
			0000925
			FP 102802

REVENUE STAMP

0000032919

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. LAKE ST. CHICAGO, IL 60601
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYIL.GOV

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STATE OF VIRGINIA
CITY OF NORFOLK

)
) SS:
)

BEFORE ME, the undersigned, a Notary Public in and for said State and City, personally appeared TONY L. INGRAM, President of INDIANA HARBOR BELT RAILROAD COMPANY, and acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said INDIANA HARBOR BELT RAILROAD COMPANY, and his voluntary act and deed as such officer.

WITNESS my hand and notarial seal, this 3rd day of June, A. D. 2002.



Aara H. Armentrout
Notary Public

Commission Expires: September 30, 2002

THIS INSTRUMENT PREPARED BY:

Roger A. Serpe, General Counsel
Indiana Harbor Belt Railroad Company
Law Department
111 W. Jackson Boulevard
Suite 2215
Chicago, IL 60604-3503
(312) 786-9519

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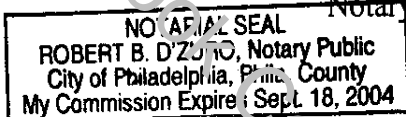
COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF PHILADELPHIA)

BEFORE ME, the undersigned, a Notary Public in and for said Commonwealth and County, personally appeared JAMES D. McGEEHAN, Secretary of INDIANA HARBOR BELT RAILROAD COMPANY, and acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said INDIANA HARBOR BELT RAILROAD COMPANY, and his voluntary act and deed as such officer.

WITNESS my hand and notarial seal, this 3rd day of June, A. D. 2002.

Robert B. D'Zurro

Notary Public



Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

Roger A. Serpe, General Counsel
 Indiana Harbor Belt Railroad Company
 Law Department
 111 W. Jackson Boulevard
 Suite 2215
 Chicago, IL 60604-3503
 (312) 786-9519

MAIL TO:

C. Jackson Darnall, Esq.
 Tressler, Soderstrom, Maloney & Priess
 2100 Manchester Road
 Suite 95C
 Wheaton, Illinois 60187-4532

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EXHIBIT "A"

THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER, NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT A POINT ON THE EAST LINE OF THE WEST 1295.10 FEET OF SAID QUARTER SECTION, SAID POINT BEING 99.0 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION, 42.24 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 27.0 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 450.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 27.0 FEET TO A POINT THAT IS 99.0 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 450.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

ROGER A. SERPE

, being duly sworn on oath, states that

resides at _____

. That the attached deed is not in violation 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 the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre 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 easement of access.
- ⑥ 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 two 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 3 day of July, 2013.

Valerie P. Faust

Notary Public

Roger A. Serpe as
attorney and agent for
Seller



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