



(reserved for recording data)

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 23<sup>RD</sup> day of OCTOBER, 2002, between CS Integrated LLC, a Delaware limited liability company, and duly authorized to transact business in the State of Illinois ("Grantor") and Atlas Cold Storage America LLC, a Minnesota limited liability company, whose mailing address is 5255 Yonge Street, Suite 900, Toronto, Ontario, Canada M2N 5P8 ("Grantee").

FOR VALUABLE CONSIDERATION, Grantor does hereby remise, release, alien and convey unto Grantee real property in Cook County, Illinois, described as follows:

SEE ATTACHED EXHIBIT A

together with all hereditaments and appurtenances;

DI. 803 2483

SUBJECT TO those matters listed on EXHIBIT B attached hereto ("Permitted Encumbrances"). Grantor warrants that Grantor has not done or suffered anything to encumber the Property, and Grantor hereby covenants that it and its successors and assigns shall and will warrant and defend the title to the Property unto Grantee, its successors and assigns, as the case may be, forever, against the lawful claims of all persons claiming by, through or under Grantor but none other.

Permanent Real Estate Index Numbers:

- 19-03-101-009-0000
- 19-03-200-019-0000
- 19-03-400-091-0000
- 19-03-400-121-0000
- 19-03-400-151-0000
- 19-03-400-154-0000
- 19-03-400-181-0000
- 19-03-400-189-0000
- 19-03-400-190-0000

4220 S. Kildore  
Chicago Illinois

EXEMPT UNDER PROVISIONS OF PARAGRAPH h  
SEC. 200. 1-2 (B-6) OR PARAGRAPH..... SEC. 200.  
1-4 (B) OF THE CHICAGO TRANSACTION TAX  
ORDINANCE.

8032483

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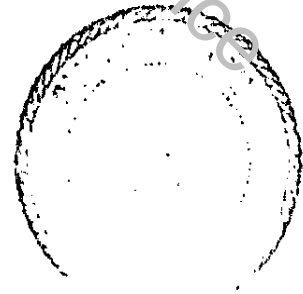
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6/1/12

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Atlas Cold Storage America LLC  
1731 Morrow Street  
Post Office Box 220  
Green Bay, WI 54305

*This instrument was drafted by:*  
Felhaber, Larson, Fenlon & Vogt, P.A. (KRK)  
2100 Minnesota World Trade Center  
30 East Seventh Street  
St. Paul, MN 55101-4201  
651/222-6321 fax 651/222-3905

PROPERTY OF COOK COUNTY CLERK'S OFFICE

|            |  |                                     |
|------------|--|-------------------------------------|
| COUNTY TAX | <b>COOK COUNTY</b><br>REAL ESTATE TRANSACTION TAX  | <b>REAL ESTATE<br/>TRANSFER TAX</b> |
|            |  NOV. 11.02 | 06353.00                            |
|            | REVENUE STAMP  | FP 102802                           |

# 0000040621

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## CHICAGO TITLE INSURANCE COMPANY



ORDER NUMBER: 1401 008032483 D1  
STREET ADDRESS: 4220 S. KILDARE BLVD  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 19-03-100-009-0000

### LEGAL DESCRIPTION:

ONE TRACT OF LAND BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD, AND THE WESTERLY RIGHT OF WAY OF KILDARE BOULEVARD, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 667.66 FEET TO THE NORTHERLY RIGHT OF WAY OF 44TH STREET; THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 1607.26 FEET TO THE WESTERLY LINE OF THE LANDS CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE CRAWFORD REAL ESTATE DEVELOPMENT COMPANY, PER DOCUMENT NUMBER 17307420; THENCE NORTH 10 DEGREES 12 MINUTES, 59 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 678.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES, 40 MINUTES, 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 24.41 FEET; THENCE SOUTH 10 DEGREES, 12 MINUTES, 59 SECONDS EAST A DISTANCE OF 132.76 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 309.62 FEET AND A CHORD BEARING SOUTH 35 DEGREES 17 MINUTES, 35 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 59.17 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 302.00 FEET AND A CHORD BEARING SOUTH 54 DEGREES 57 MINUTES 01 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 151.27 FEET; THENCE SOUTH 67 DEGREES, 59 MINUTES, 30 SECONDS EAST, A DISTANCE OF 49.29 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING 79 DEGREES 02 MINUTES 55 SECONDS EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 111.83 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 35 SECONDS EAST A DISTANCE OF 93.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 556.00 FEET AND A CHORD BEARING NORTH 86 DEGREES, 43 MINUTES, 18 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 74.53 FEET; THENCE NORTH 81 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 70.83 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 287.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1130.00 FEET TO THE POINT OF BEGINNING.

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

4220 South Kildare Boulevard, Chicago, Illinois 60632

1. Easement for a railroad switch track and general railroad purposes recorded May 5, 1955 as Document No. 16226572.
2. Right-of-way easement for railroad tracks, switches, turn-outs and necessary appurtenances pursuant to Document recorded September 4, 1958 as Document No. 17307420.
3. Utility easement reserved in Deed recorded August 22, 1960 as Document No. 17942564.
4. Easement in favor of Commonwealth Edison Company and Armour & Company recorded as Document No. 17942564.
5. Utility easement in favor of Crawford Real Estate Development Company recorded June 5, 1964 as Document No. 19147810.
6. Covenants and restrictions affecting the west 30 feet of Parcel F, as contained in Deed recorded August 22, 1960 as Document No. 17942564.

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PLATACT AFFIDAVIT

MINNESOTA  
STATE OF ~~ILLINOIS~~  
RAMSEY } SS.  
COUNTY OF ~~COOK~~

Karen R. Kees, being duly sworn on oath, states that

she resides at Prescott, Wisconsin. 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. 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. 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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Karen R. Kees*

SUBSCRIBED and SWORN to before me

this 31st day of Oct, 2002

*Kathleen L. Gonzalez*  
Notary Public



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