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THIS INSTRUMENT
PREPARED BY:

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30 South Wacker Dr., Suite 2900
Chicago, IL 60606-7484

SEND SUBSEQUENT TAX BILLS
TO AND AFTER RECORDING
RETURN TO:

CenterPoint Realty Services
Corporation
1808 Swift Drive
Oak Brook, IL 60523



Doc#: 0503433171
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 02/03/2005 01:10 PM Pg: 1 of 12

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25th day of January, 2005, between U.G.N., INC., an Illinois corporation, 2638 East 126th Street, Chicago, Illinois, party of the first part, and CenterPoint Realty Services Corporation, an Illinois corporation, 1808 Swift Drive, Oak Brook, Illinois, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does remise, release, alien and convey unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 or 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 appurtenances, unto the party of the second part, its successors and assigns forever.

Box 400-CTCC

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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 party of the first part will FOREVER WARRANT AND DEFEND title to the premises, with respect to any action U.G.N., INC. may have taken, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those Permitted Exceptions in Exhibit "B" attached hereto and made a part hereof and the specific covenant of Grantor and its successors and assigns to construct and maintain an 8 foot tall chain link fence along the east and north boundary lines of Parcel 5 as described on Exhibit "A" until December 31, 2015.

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EXEMPT UNDER PROVISIONS OF PARAGRAPH
2 SEC. 200.1-2 (B-6) OR PARAGRAPH
1 SEC. 20.11-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

1/25/09 
DATE BUYER, SELLER OR REPRESENTATIVE

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS
	FEB.-2.05
	# 0000002157
	REAL ESTATE TRANSFER TAX
	01864.00
	FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
	FEB.-2.05
	# 0000000115
	REAL ESTATE TRANSFER TAX
	00932.00
	FP 103022

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EXHIBIT A TO SPECIAL WARRANTY DEED

PARCEL 1:

A TRACT OF LAND LYING IN LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 190 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLES GAS, LIGHT AND COKE COMPANY) THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 473 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44 MINUTES 40 SECONDS FROM WEST TO NORTH A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 8 DEGREES 50 MINUTES 15 SECONDS TO THE LEFT FROM LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 348 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 6 MINUTES 14 SECONDS TO THE LEFT FROM LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 282.18 FEET TO A POINT ON THE EAST LINE OF THE PEOPLES GAS, LIGHT AND COKE COMPANY PROPERTY, SAID POINT BEING 190 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 748.44 FEET TO THE PLACE OF BEGINNING

EXCEPTING, HOWEVER, FROM PARCEL 1:

THAT PART OF LOTS 3 AND 5 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO THE PEOPLES GAS, LIGHT AND COKE COMPANY, BY DOCUMENT NO. 17550736, AS SAID POINT IS LOCATED 229.16 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE AFORESAID SECTION 30; THENCE SOUTH FOR 229.16 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 190.79 FEET; AND THENCE EXTENDING NORTHWESTERLY ALONG THE ARC OF A CURVED LINE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 513 FEET AND A CHORD OF 298.26 FEET, A DISTANCE OF 302.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS OVER, UNDER AND ACROSS PARCELS 1-A AND 1-B HEREINAFTER DESCRIBED FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AND RESERVED IN THE DEED FROM GLOBE ROOFING PRODUCTS COMPANY, INC., A CORPORATION OF INDIANA, TO THE PEOPLES GAS, LIGHT AND COKE COMPANY DATED MAY 15,

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1959 AND RECORDED MAY 27, 1959 AS DOCUMENT 17550736 FOR THE FOLLOWING PURPOSES:

- A) TO ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE ROADWAYS.
- B) TO ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE ONE OR MORE RAILROAD SPUR OR SWITCH TRACKS ACROSS THAT PORTION OF PARCELS 1-A AND 1-B HEREINAFTER DESCRIBED LYING SOUTH OF A LINE PARALLEL TO AND 748 FEET NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SUCH SPUR OR SWITCH TRACKS SHALL CROSS SAID PREMISES IN A GENERALLY WESTERLY OR EASTERLY DIRECTION, AND IN NO EVENT SHALL SAID SPUR OR SWITCH TRACKS BE INSTALLED IN A NORTH-SOUTH DIRECTION.
- C) TO INSTALL, ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE A DOCK AND TO LOAD AND UNLOAD FREIGHT AND MATERIAL UPON SAID DOCK WHICH DOCK SHALL BE CONSTRUCTED SO THAT THE NORTHERLY LINE THEREOF SHALL BE NO FURTHER SOUTH THAN THE PRESENT (MAY 15 1959) DOCK LINE ESTABLISHED BY THE UNITED STATES GOVERNMENT OR ANY DOCK LINE HEREAFTER ESTABLISHED BY THE UNITED STATES GOVERNMENT SOUTH OF THE PRESENT DOCK LINE.
- D) TO OPERATE AND MAINTAIN THE EXISTING (MAY 15, 1959) SCREENING WELL AND THE DISCHARGE DRAINAGE DITCH SHOWN ON THE PLAT ATTACHED TO THE AFORESAID DEED RECORDED AS DOCUMENT 17550736 AND TO INSTALL AT SAID SCREENING WELL, AND TO OPERATE AND MAINTAIN, SUCH PUMPS OR OTHER EQUIPMENT AS GLOBE ROOFING PRODUCTS COMPANY INC., ITS SUCCESSORS AND ASSIGNS, SHALL DEEM NECESSARY OR ADVISABLE FOR THE OPERATION OF SAID SCREENING WELL.
- E) TO ERECT, CONSTRUCT, MAINTAIN AND OPERATE ACROSS THE LAND HEREINAFTER DESCRIBED OVERHEAD ELECTRICAL WIRES AND THE POLES TO SUPPORT THE SAME AND SUCH OTHER APPROPRIATE APPARATUS AND EQUIPMENT OR UNDERGROUND ELECTRICAL WIRES AND CONDUITS THEREFORE AS MAY BE NECESSARY FOR CONDUCTING, CARRYING AND FURNISHING ELECTRICITY TO SAID SCREENING WELL.

THE PREMISES OVER WHICH SAID EASEMENTS EXTEND ARE DESCRIBED AS FOLLOWS:

PARCEL 1-A:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE CALUMET RIVER DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 WITH THE EAST LINE OF THE WEST 165 FEET OF SAID NORTHWEST 1/4, SAID EAST LINE OF THE WEST 165 FEET OF SAID NORTHWEST 1/4 BEING THE EASTERLY RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 165 FEET, A DISTANCE OF 896.53 FEET TO THE SOUTHERLY UNITED STATES GOVERNMENT CHANNEL LINE OF THE CALUMET RIVER; THENCE

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NORTHEASTERLY ALONG SAID CHANNEL LINE A DISTANCE OF 128.67 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 275 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 275 FEET A DISTANCE OF 130 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES (MEASURED IN THE SOUTHWEST QUADRANT) WITH THE EAST LINE OF SAID WEST 275 FEET A DISTANCE OF 120.21 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 190 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 190 FEET A DISTANCE OF 748.44 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 AND THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING,

ALSO

PARCEL 1-B:

THAT PORTION OF THE EXISTING BED OF THE CALUMET RIVER WHICH IS BOUNDED ON THE SOUTH BY THE SAID UNITED STATES GOVERNMENT CHANNEL LINE, ON THE NORTH BY THE CENTER LINE OF THE CHANNEL OF THE CALUMET RIVER AS ESTABLISHED BY THE UNITED STATES GOVERNMENT AND SHOWN BY A MAP OF PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 17, 1839 AS DOCUMENT 1102284 ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD, AND ON THE EAST BY A LINE PARALLEL TO AND 110 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 663 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44 MINUTES 40 SECONDS FROM WEST TO NORTH, A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 8 DEGREES 50 MINUTES 15 SECONDS TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED, A DISTANCE OF 348 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 06 MINUTES 14 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, EXTENDED A DISTANCE OF 129.82 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 62 DEGREES 54 MINUTES 39 SECONDS TO THE LEFT, WITH THE LAST DESCRIBED LINE TURNED FROM SOUTHEASTERLY TO NORTHEASTERLY A DISTANCE OF 98.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 617.85 FEET; THENCE SOUTH ALONG A LINE FORMING AN ANGLE OF 169 DEGREES 37 MINUTES 26 SECONDS TO THE LEFT, FROM THE LAST DESCRIBED LINE, TURNED FROM NORTHWESTERLY TO SOUTHEASTERLY, A DISTANCE OF

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161.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID 30; THENCE WEST ALONG SAID SOUTH LINE, WHICH FORMS AN ANGLE OF 73 DEGREES 16 MINUTES 59 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 61.84 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 190.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLE'S GAS, LIGHT AND COKE COMPANY); THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 473.00 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44 MINUTES 40 SECONDS FROM WEST TO NORTH, A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 08 DEGREES 50 MINUTES 15 SECONDS TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 348.00 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 06 MINUTES 14 SECONDS TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 129.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 152.26 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 55 MINUTES 43 SECONDS FROM SOUTHEASTERLY TO EASTERLY A DISTANCE OF 88.57 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 105 DEGREES 55 MINUTES 43 SECONDS FROM WESTERLY TO SOUTHERLY A DISTANCE OF 111.18 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 50 MINUTES 49 SECONDS FROM NORTHERLY TO SOUTHWESTERLY A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 663.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLE'S GAS, LIGHT AND COKE COMPANY); THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 61.84 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 73 DEGREES 16 MINUTES 59 SECONDS FROM WEST TO NORTH, A DISTANCE OF 161.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 169 DEGREES, 39 MINUTES, 42 SECONDS TO THE RIGHT A DISTANCE OF 501.32 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 00

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MINUTES, 00 SECONDS TO THE LEFT A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERLY FACE OF A 2 STORY BRICK BUILDING (2750 E. 126TH STREET) FORMING AN ANGLE OF 90 DEGREES, 00 MINUTES 23 SECONDS TO THE LEFT A DISTANCE OF 394.28 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 170 DEGREES, 25 MINUTES, 35 SECONDS TO THE LEFT A DISTANCE OF 108.55 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2638 E. 126TH STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 26-30-100-035-0000
 26-30-100-038-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. GENERAL TAXES FOR THE YEAR 2004 AND THE YEAR 2005 NOT YET DUE AND PAYABLE.
2. RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE BED OF THE CALUMET RIVER.

(AFFECTS PARCEL 2)

3. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID EASEMENTS DESCRIBED AS PARCEL NO. 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENTS; RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

(AFFECTS PARCEL 2).

4. ENCROACHMENTS AS SHOWN ON PLAT OF SURVEY NUMBER 04-051 PREPARED BY CHRISTIAN-ROGE & RIBANDO DATED JUNE 14, 2004, AS FOLLOWS:

OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 17.67 FEET;

OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING (IN THE SOUTHEAST CORNER) BY AN UNDISCLOSED AMOUNT;

OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 3.36 FEET;

ENCROACHMENT OF PARKING SPACES LOCATED ON PARCEL 3 ONTO PROPERTY EAST AND ADJOINING AND OF PARKING SPACES LOCATED ON PARCEL 1 ONTO PROPERTY NORTHEASTERLY AND ADJOINING.

ENCROACHMENT OF PARKING SPACES LOCATED MAINLY ON THE PROPERTY NORTHEASTERLY AND ADJOINING ONTO PARCELS 1 AND 3.

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5. EASEMENTS GRANTED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 TO BIRD REALTY CORPORATION, A CORPORATION OF ILLINOIS, FOR RIGHT OF WAY AND SWITCH AND SPUR TRACKS.

(AFFECTS PART OF PARCELS 3 AND 5)

6. COVENANTS CONTAINED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 THAT BIRD REALTY CORPORATION, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS WILL HOLD HARMLESS GLOBE ROOFING PRODUCTS COMPANY INC., ITS SUCCESSORS AND ASSIGNS FROM LIABILITY FOR INJURY TO PERSONS, OR DAMAGE TO PROPERTY CAUSED BY ITS USE OF THE ROADWAY UNDER THE EASEMENT GRANTED THEREIN OR BY ITS USE, MAINTENANCE OR OPERATION OF THE SPUR OR SWITCH TRACKS UNDER THE EASEMENT GRANTED THEREIN.

(AFFECTS PART OF PARCELS 3 AND 5)

7. EASEMENT RESERVED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 FOR RIGHT OF WAY, FIRE PUMP, WATER PIPES, SPUR AND SWITCH TRACKS.

(AFFECTS PART OF PARCELS 3 AND 5).

8. COVENANT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 THAT GLOBE ROOFING PRODUCTS COMPANY, INC., A CORPORATION OF INDIANA, ITS SUCCESSORS AND ASSIGNS, WILL HOLD HARMLESS BIRD REALTY CORPORATION, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS FROM LIABILITY FOR INJURY TO PERSONS, OR DAMAGE TO PROPERTY, CAUSED BY ITS USE OF THE ROADWAY UNDER THE EASEMENT RESERVED THEREIN OR BY ITS USE, MAINTENANCE OR OPERATION OF THE SPUR OR SWITCH TRACKS UNDER THE EASEMENT RESERVED THEREIN.

(AFFECTS PART OF PARCELS 3 AND 5).

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9. COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 RELATING TO MAINTENANCE, REPAIR OR REPLACEMENT OF FIRE PUMP AND BUILDING HOUSING SAME AND WATER PIPES AND RELEASE OF LIABILITY BY REASON OF FAILURE OF FIRE PUMP TO FUNCTION PROPERLY.

(AFFECTS PART OF PARCELS 3 AND 5)
10. SWITCH AND SPUR TRACKS, AS SHOWN ON SURVEY BY CHRISTIAN ROGE & ASSOCIATES INC. DATED JUNE 14, 2004 AND REVISED DECEMBER 13, 2004 NUMBER 04-051.
11. RIGHTS AND INTEREST OF THE COMMONWEALTH EDISON COMPANY TO MAINTAIN OVERHEAD AND UNDERGROUND FACILITIES AS DISCLOSED BY THEIR LETTER DATED JULY 22, 1982 SIGNED BY M.J. OLIVER, STAFF ENGINEER AND THE DRAWINGS ATTACHED THERETO.

(AFFECTS PARCEL 3)
12. EASEMENT RESERVED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 FOR RIGHT OF WAY, FIRE PUMP, WATER PIPES, SPUR AND SWITCH TRACKS.

(AFFECTS THE LAND AND OTHER PROPERTY)
13. COVENANT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 THAT GLOBE ROOFING PRODUCTS COMPANY, INC., A CORPORATION OF INDIANA, ITS SUCCESSORS AND ASSIGNS, WILL HOLD HARMLESS BIRD REALTY CORPORATION, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS FROM LIABILITY FOR INJURY TO PERSONS, OR DAMAGE TO PROPERTY, CAUSED BY ITS USE OF THE

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ROADWAY UNDER THE EASEMENT RESERVED THEREIN OR BY ITS USE, MAINTENANCE OR OPERATION OF THE SPUR OR SWITCH TRACKS UNDER THE EASEMENT RESERVED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)

14. COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN WARRANTY DEED DATED JANUARY 2, 1962 AND RECORDED JANUARY 5, 1962 AS DOCUMENT 18370959 RELATING TO MAINTENANCE, REPAIR OR REPLACEMENT OF FIRE PUMP AND BUILDING HOUSING SAME AND WATER PIPES AND RELEASE OF LIABILITY BY REASON OF FAILURE OF FIRE PUMP TO FUNCTION PROPERLY.

(AFFECTS THE LAND AND OTHER PROPERTY)

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE OF CITY OF CHICAGO, RECORDED SEPTEMBER 24, 1993 AS DOCUMENT 93560845, REGARDING A PROPOSED ENTERPRISE ZONE.
16. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED OCTOBER 2, 1998 AS DOCUMENT NUMBER 98887562.