



Doc#: 0707213027 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2007 12:26 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

Bruce Rich, Esq.  
Thelen, Reid, Brown, Raysman & Steiner LLP  
875 Third Avenue  
New York, New York 10022

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 12<sup>th</sup> day of March, 2007, between GP CHEMICALS EQUITY LLC, a Delaware limited liability company ("**Grantor**"), and POLARTECH ADDITIVES, INC., a Delaware corporation ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on **Exhibit A** attached hereto.

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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

AND GRANTOR, for itself, and its successors, does hereby covenant, promise and agree, to and with Grantee, 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 for matters set forth on **Exhibit B** attached hereto and made a part hereof; and that the Grantor will warrant and defend said premises against all persons lawfully claiming by, through or under the Grantor, subject to those matters set forth on **Exhibit B**.

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


GP CHEMICALS EQUITY LLC, *mer*  
a Delaware limited liability company

By: *William Lapidus*  
Name: William Lapidus  
Its: Asst Secretary

~~VILLAGE OF BEDFORD PARK~~  
~~\$50.00~~  
~~REAL ESTATE TRANSFER TAX~~

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAR. 13.07


REVENUE STAMP

# 0000020439

REAL ESTATE TRANSFER TAX
00375.00
FP 103042

STATE TAX

**STATE OF ILLINOIS**



MAR. 13.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000008889

REAL ESTATE TRANSFER TAX
00750.00
FP 103037

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## ACKNOWLEDGMENT

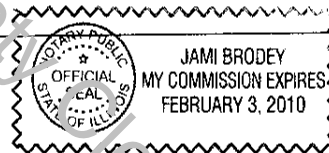
STATE OF Illinois )  
 ) SS  
COUNTY OF COOK )

I, Jami Brodey, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT William Lapidus the Asst. Secretary of GP Chemicals Equity LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said L.L.C. for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12<sup>th</sup> day of March, 2007.

Jami Brodey  
Notary Public

My Commission Expires:



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## EXHIBIT A

### Legal Description

Property Tax Identification No.: 18-24-217-030-0000 and 18-24-215-013-0000  
 Address of real estate: 7201 W. 65<sup>th</sup> Street, Bedford Park, Illinois 60638

#### PARCEL 1:

LOT 2 IN OWNER'S DIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 183.95 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT, A DISTANCE OF 411.39 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 733.82 FEET, A DISTANCE OF 367.28 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS 645.21 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 25.19 FEET TO THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 504.21 FEET TO THE WEST LINE OF A 16 FOOT PUBLIC ALLEY; THENCE NORTH ALONG SAID ALLEY LINE, 27.06 FEET; THENCE NORTHWESTERLY ALONG AN ALLEY LINE, 22.63 FEET; THENCE NORTH ALONG SAID ALLEY LINE, 32 FEET TO THE SOUTH LINE OF EASTERLY PART OF SAID LOT 2; THENCE EAST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 157 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1, 2 AND 3 IN BLOCK 7 IN ARGO REAL ESTATE IMPROVEMENT CORPORATION HARLEM AVENUE AND 63RD STREET SUBDIVISION, IN THE EAST HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1924 AS DOCUMENT NUMBER 8238322, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOT 1 OF OWNER'S SUBDIVISION, AFORESAID, AND THAT PART OF VACATED 65TH STREET AND VACATED ALLEY, VACATED BY ORDINANCE RECORDED FEBRUARY 11, 1959 AS DOCUMENT NUMBER 17454112, LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF OLD HARLEM AVENUE, 51.57 FEET SOUTH OF THE NORTH LINE OF VACATED 65TH STREET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 86 DEGREES 06 MINUTES (AS MEASURED FROM NORTH TO WEST WITH THE WEST LINE OF OLD HARLEM AVENUE) FOR A DISTANCE OF 141.33 FEET TO THE WEST LINE OF AFORESAID VACATED ALLEY; THENCE SOUTH 0.76 OF A FOOT ALONG THE WEST LINE OF SAID VACATED ALLEY; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 86 DEGREES 06 MINUTES (MEASURED FROM NORTH TO WEST WITH THE WEST LINE OF SAID VACATED ALLEY) FOR A DISTANCE OF 65.69 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 31 DEGREES 28 MINUTES TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 170.41 FEET TO THE WESTERLY LINE OF LOT 1, WHICH IS ALSO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BELT RAILWAY OF CHICAGO, ALL INCLUDED IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Encumbrances

1. Real estate taxes not yet due and payable.
2. Terms, provisions, covenants, conditions and restrictions contained in and rights and obligations created and granted by deed from Clearing Industrial District, Inc. to Arthur C. Trask Company dated March 31, 1960 and recorded April 29, 1960 as document 17842009.
3. Building lines and building location restrictions as contained in the deed from Clearing Industrial District, Inc. to Arthur C. Trask Company dated March 31, 1960 and recorded April 29, 1960 as document 17842009 conveying the land, as follows: no building or structure except fences, driveways and switch tracks shall be built, erected or placed upon the easterly 10 feet, the northerly 10 feet and the southerly 15 feet of the land.
4. Encroachment of the fence of the land over the easterly line of the land over and onto the adjoining public right-of-way adjoining on the east, as shown on the survey by Gremley & Biedermann, Inc. Order No.: 10186, dated January 15, 2001 and also as disclosed in deed from Climax Performance Materials Corporation to Actrachim, L.P., a Delaware limited partnership, dated November 16, 1995 recorded November 20, 1995 as document 95804346.
5. Encroachment of the fence of the land over the westerly line of the land over and onto the property adjoining on the west, as shown on survey by Gremley & Biedermann, Inc. Order No.: 10186, dated January 15, 2001, and also as disclosed in deed from Climax Performance Materials Corporation to Actrachim, L.P., a Delaware limited partnership, dated November 16, 1995 recorded November 20, 1995 as document 95804346.
6. Environmental disclosure document for transfer of real property recorded November 20, 1995 as document 95804349.
7. Environmental disclosure document for transfer of real property recorded July 30, 1997 as document 97552094.
8. Environmental disclosure document for transfer of real property recorded September 17, 1999 as document 99883681.
9. Rights-of-way for railroads, switch tracks, and any switching equipment and switch track agreements; and relative thereto the rights of the railroad company in and to the ties, rails and other properties constituting said railroad tracks and in to the use, operation, maintenance and repair thereof, and also rights of others thereto entitled in and to the use thereof. (Notice of such railroad switch and spur tracks, switching equipment and switch track agreements given in document 21746715 recorded December 14, 1971; and also disclosed in deed from Climax Performance Materials Corporation to Actrachim L.P. a Delaware limited partnership, dated November 16, 1995 recorded November 20, 1995 as document 95804346).
10. Right of the public or quasi-public utilities and the Village of Bedford Park in and to those parts of the Parcel 3 of the land lying within vacated 65th Street and vacated alley for the use, operation, maintenance, repair and servicing therein of poles, wires, conduits, sewers, etc., and other utility of municipal facilities and appurtenances.