

UNOFFICIAL COPY 08111892

5777/0001 03 001 Page 1 of 13  
1998-12-08 09:09:29  
Cook County Recorder 45.00



Prepared by and after  
recording return to:  
Nancy M. Olson, Esq.  
Skadden, Arps, Slate, Meagher  
& Flom (Illinois)  
333 West Wacker Drive  
Suite 2100  
Chicago, Illinois 60606

[THIS SPACE FOR RECORDER]

**ILLINOIS  
SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of this 19<sup>th</sup> day of November, 1998, by and between BAGCRAFT CORPORATION OF AMERICA, a Delaware corporation ("Grantor"), and BAGCRAFT ACQUISITION, L.L.C., a Delaware limited liability company ("Grantee"), WITNESSETH, that Grantor, for, and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook, State of Illinois, known and described as follows, to wit:

**See legal description attached hereto as Exhibit A 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances along with (a) all buildings, structures, fixtures and other improvements located thereon, (b) any interest of Grantor in the streets adjacent thereto and (c) all easements, rights of way, servitudes and other rights appurtenant thereto. 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 covenant, promise and agree, to and with Grantee, its successors and assigns, that it and its predecessor corporations by merger, consolidation, change of name, etc., 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

**BOX 333-CTI**

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herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: Permitted Exceptions as defined on Exhibit B attached hereto to the extent (and only to the extent) that the same are now in effect and affect said real estate or parts thereof.

THE COVENANTS OF SPECIAL WARRANTY are hereby expressly limited to the acts of Grantor and its predecessor corporations by merger, consolidation, change of name, etc. (but not acts of predecessor grantors) during the time which it (and such predecessor corporations) has (have) been holder of record of the title to the above described real estate.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 3900 West 43<sup>rd</sup> Street, Chicago, Illinois 60632

P.I.N.: 19-02-100-013  
19-02-100-027  
19-02-100-028

DATED: This 18<sup>th</sup> day of November, 1998


BACCRAFT CORPORATION OF AMERICA, a  
Delaware Corporation

By 


Name: Mark Santacrose  
Its: President

★	674	STATE OF ILLINOIS	★
★	674	REAL ESTATE	★
★	674	REVENUE	★
★	674	61723.00	★

COOK  
CO. NO. 016  
105187

	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
DEC-7'98	DEPT. OF REVENUE
P.B. 10776	823.00

COOK  
CO. NO. 016  
105186

	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
DEC-7'98	DEPT. OF REVENUE
P.B. 10776	823.00

ACKNOWLEDGMENT

State of ILLINOIS )  
 ) S.S.  
County of COOK )

COOK  
CO. NO. 016  
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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
DEC-7'98 DEPT. OF REVENUE 823.00

I, DORIAN DEFRANCESCO a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK SANTACROSE, personally known to me to be the \_\_\_\_\_ President of Bagcraft Corporation of America, a Delaware corporation, and 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 as such \_\_\_\_\_ President, ~~he~~ she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as ~~his~~ her free and voluntary act and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand this 18<sup>th</sup> day of November, 1998.

Dorian DeFrancesco  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:  
BAGCRAFT ACQUISITION, L.L.C.  
1/0 INEX PACKAGING CORPORATION  
100 TRI-STATE DR., SUITE 200  
LINCOLNSHIRE, IL 60069

COOK  
CO. NO. 016  
1 0 5 1 8 9



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
DEC-7'98 DEPT. OF REVENUE 823.00

COOK  
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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
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DEC-7'98 DEPT. OF REVENUE 823.00

COOK  
CO. NO. 016  
1 0 5 1 9 0



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
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## EXHIBIT A

## PARCEL 1:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PRIVATE WEST 43RD STREET (A PRIVATE STREET) SAID NORTH LINE OF PRIVATE WEST 43RD STREET BEING 33.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND A LINE 299.07 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2) WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID LAST DESCRIBED PARALLEL LINE BEING THE EASTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO, TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED APRIL 9, 1957 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 27, 1957 IN BOOK 54908, AT PAGE 226 AS DOCUMENT 16915322; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, 308.29 FEET TO A POINT; SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE SAID PREMISES AS CONVEYED BY DEED DATED APRIL 9, 1957 AS AFOREMENTIONED; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 295.12 FEET, AN ARC DISTANCE OF 229.84 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE 519.27 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID POINT OF INTERSECTION BEING 160.16 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2), WEST OF SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 158.0 FEET, BY RECTANGULAR MEASUREMENT, WEST OF AND PARALLEL TO SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 584.21 FEET, AN ARC DISTANCE OF 209.93 FEET, MORE OR LESS, TO A POINT WHICH IS 314.32 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2 AND 120.7 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, MEASURED ALONG A LINE PARALLEL TO THE SOUTH LINE THEREOF; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT WHICH IS 212.9 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF THE SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, AND 82.41 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, MEASURED ALONG A LINE PARALLEL TO THE SOUTH LINE THEREOF; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 562.19 FEET, AN ARC DISTANCE OF 19.0 FEET, MORE OR LESS TO A POINT WHICH IS 195.08 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2 AND 76.02 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, MEASURED ALONG A LINE PARALLEL WITH THE SOUTH LINE THEREOF; THENCE SOUTHERLY ON A CURVE CONVEX TO THE EAST, HAVING A RADIUS OF 317.63 FEET, AN ARC DISTANCE OF 127.55 FEET, MORE OR LESS, TO A POINT WHICH IS 69.58 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, AND 60.26 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, MEASURED

ALONG A LINE PARALLEL WITH THE SOUTH LINE THEREOF; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF WEST 43RD STREET, AFOREMENTIONED, SAID POINT BEING 63.05 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, MEASURED ALONG A LINE PARALLEL WITH THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID NORTH LINE OF WEST 43RD STREET, A DISTANCE OF 236.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 43RD STREET (A PRIVATE STREET), SAID NORTH LINE OF WEST 43RD STREET BEING 33.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND A LINE 299.07 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2) WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID LAST DESCRIBED PARALLEL LINE BEING THE EASTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO, TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED APRIL 9, 1957 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MAY 27, 1957 IN BOOK 54908, AT PAGE 226 AS DOCUMENT 16915322; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, 182.0 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF AFORESAID WEST 43RD STREET, 57.75 FEET TO AN EXISTING BRICK WALL OF A ONE STORY BRICK BUILDING; THENCE SOUTHERLY ALONG THE SAID BRICK WALL AND ITS SOUTHERLY EXTENSION, 182.0 FEET TO THE NORTH LINE OF SAID WEST 43RD STREET; THENCE EAST ALONG SAID NORTH LINE OF WEST 43RD STREET 60.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

THAT PART LYING WEST OF A STRAIGHT LINE PARALLEL TO AND 299.07 FEET (MEASURED PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, OF THE FOLLOWING DESCRIBED PREMISES:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE WEST 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PRIVATE WEST 43RD STREET (A PRIVATE STREET), SAID NORTH LINE OF PRIVATE WEST 43RD STREET BEING 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND A LINE 784.07 FEET, (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; SAID LAST DESCRIBED PARALLEL LINE BEING THE EASTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO, TO THE THEN TRUSTEES OF CENTRAL MANUFACTURING DISTRICT BY DEED DATED JULY

18, 1951 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JULY 26, 1951 IN BOOK 47027, AT PAGE 156 AS DOCUMENT 15132507; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE 248.02 FEET TO A POINT; THENCE NORTHEASTERLY ON A STRAIGHT LINE 131.28 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE 301 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID POINT OF INTERSECTION BEING 654.07 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, WEST OF SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT OF CURVE; SAID POINT OF CURVE BEING 447.89 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2) WEST OF THE SOUTH EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE NORTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 295.12 FEET, AN ARC DISTANCE OF 385.82 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE 519.27 FEET, BY RECTANGULAR MEASUREMENT, NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID POINT OF INTERSECTION BEING 160.16 FEET (MEASURED PARALLEL TO AFORESAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2 WEST OF THE SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE 158 FEET, BY RECTANGULAR MEASUREMENT, WEST OF AND PARALLEL TO THE SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID LAST DESCRIBED PARALLEL LINE BEING THE EASTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MAY 23, 1951 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 7, 1951 IN BOOK 46794, AT PAGE 526 AS DOCUMENT 15094225; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE SAID NORTH LINE OF PRIVATE WEST 43RD STREET; THENCE WEST ALONG SAID NORTH LINE OF PRIVATE WEST 43RD STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED ABOVE AS PARCEL 2, ALL IN COOK COUNTY, ILLINOIS.

COOK CO. NO. 016 105193



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \*\*\* DEPT. OF REVENUE 823.00

COOK CO. NO. 016 105192



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \*\*\* DEPT. OF REVENUE 823.00

COOK CO. NO. 016 105194



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \*\*\* DEPT. OF REVENUE 823.00

COOK CO. NO. 016 105195



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \*\*\* DEPT. OF REVENUE 823.00

SCHEDULE B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1998 NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 19-02-100-031-000

THIS AFFECTS LAND AND OTHER PROPERTY.

NOTE: ASSESSEE: RAILROAD.

2. RESERVATION BY SAID FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, TRUSTEE IN DEED IN TRUST RECORDED JULY 26, 1951 AS DOCUMENT 15132507 AND SIMILAR RESERVATION BY FREDERICK H. PRINCE, AND OTHERS AS TRUSTEES AFORESAID IN DEED RECORDED SEPTEMBER 4, 1951 AS DOCUMENT 15161339 OF THE USE AND RIGHT TO GRANT TO OTHERS THE USE OF THE SAID 30 FOOT ALLEY FOR THE PURPOSES OF INGRESS AND EGRESS AND PASSAGE ALONG THE SAME; THE SOLE AND EXCLUSIVE RIGHT, POWER AND AUTHORITY ON, OVER, UNDER AND ALONG SAID 30 FOOT PRIVATE ALLEY TO ERECT, CONSTRUCT, RECONSTRUCT, EXTEND, ENLARGE, ALTER, IMPROVE, OPERATE, REPAIR AND MAINTAIN SEWERS AND ALL NECESSARY CONVENIENT AND PROPER CONNECTIONS THEREWITH AND OPENINGS THEREIN; AND ALL WAYS, CONDUITS, MAINS, PIPES, POLES, WIRES AND OTHER CONDUCTORS FOR CARRYING OR CONVEYING WATER, GAS, AIR, STEAM, ELECTRICITY OR OTHER SIMILAR SUBSTANCES OR UTILITIES OR ANY OF THEM; FOR ANY OTHERS PURPOSES THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE OF SAID 30 FOOT PRIVATE ALLEY AS MEANS OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY TO WHICH SAID EASEMENT IS THEREIN MADE APPURTENANT; THE RIGHT WITH THE CONSENT OF THE GRANTEE'S THEREIN TO DEDICATE SAID 30 FOOT PRIVATE ALLEY OR ANY PART THEREOF TO THE PUBLIC TO BE USED AS AND FOR A PUBLIC ALLEY; THE RIGHT AT ANY TIME OR TIMES TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE ACROSS BUT NOT LONGITUDINALLY ALONG SAID 30 FOOT PRIVATE ALLEY (AND THE RIGHT TO GIVE OTHER SUCH RIGHT) ANY AND ALL

SUCH RAILWAY TRACK OR TRACKS AS IT MAY DESIRE AND RIGHT TO ALTER, RELOCATE AND REMOVE ANY SUCH RAILWAY TRACKS FROM TIME TO TIME AND GRANT AND COVENANTS AS TO SAME IN SUCH DEED DOCUMENT 15161339 OF THE RIGHT OF SUCH GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO USE SAID 30 FOOT STRIP OF LAND IN COMMON WITH GRANTORS, THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE AFORESAID AND THEIR SUCCESSORS, GRANTEES AND ASSIGNS.

3. PERPETUAL EASEMENTS OVER, UPON AND ACROSS THE WEST 15 FEET OF THE LAND IN QUESTION FOR THE USE AS A PART OF A 30 FOOT PRIVATE ALLEY FOR THE PURPOSE OF INGRESS AND EGRESS, THE SAME TO BE KEPT FREE AND CLEAR OF ANY BUILDING OR OTHER STRUCTURE ABOVE THE SURFACE OF THE GROUND, GRANTED TO FREDERICK H. PRINCE, W. WOOD PRINCE AND JAMES F. DONOVAN, AS TRUSTEES OF CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222 BY DEED FROM THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558, DATED JULY 18, 1951 AND RECORDED JULY 26, 1951 AS DOCUMENT 15132507.

AS CREATED BY RESERVATION IN DEED FROM FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558 TO W. WOOD PRINCE AND JAMES F. DONOVAN, AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222, DATED APRIL 9, 1957 AND RECORDED MAY 27, 1957 AS DOCUMENT 16915322 AND IN WARRANTY DEED DATED AUGUST 2, 1965 AND RECORDED SEPTEMBER 13, 1965 AS DOCUMENT 19584353 AND RESTRICTIONS AND COVENANTS CONTAINED THEREIN.

(AFFECTS THE WEST 15 FEET OF PARCEL 3)



4. EASEMENT FOR SEWER, UTILITY AND ANY OTHER PURPOSES WHICH WILL NOT UNREASONABLY INTERFERE WITH USE OF A 30 FOOT PRIVATE ALLEY AS A MEANS OF INGRESS AND EGRESS, MENTIONED ABOVE (FOR USE OF FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558 ITS SUCCESSORS AND ASSIGNS) ON, OVER, UNDER AND ALONG THE WEST 15 FEET OF THE LAND IN QUESTION, AS CREATED BY RESERVATION IN DEED FROM FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558, TO W. WOOD PRINCE AND JAMES F. DONOVAN, AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222, DATED APRIL 9, 1957 AND RECORDED MAY 27, 1957 AS DOCUMENT 16915322.

(AFFECTS THE WEST 15 FEET OF PARCEL 3)

5. EASEMENT TO CONSTRUCT, OPERATE, ALTER AND REMOVE RAILROAD TRACKS (FOR USE OF FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558, ITS SUCCESSORS AND ASSIGNS) ACROSS BUT NOT LONGITUDINALLY ALONG THE WEST 15 FEET OF SAID 30 FOOT ALLEY, AS CREATED BY RESERVATION IN DEED FROM FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6558 TO W. WOOD PRINCE AND JAMES F. DONOVAN, AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT, UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222, DATED APRIL 9, 1957 AND RECORDED MAY 27, 1957 AS DOCUMENT 16915322.

(AFFECTS THE WEST 15 FEET OF PARCEL 3)

6. EASEMENTS FOR RAILROAD, SWITCH AND SPUR TRACKS, AS DISCLOSED BY SURVEY MADE BY JENS K. DOE AS ORDER NUMBER 116186 DATED NOVEMBER 6, 1993.

7. RESERVATION CONTAINED IN THE WARRANTY DEED FROM W. WOOD PRINCE AND JAMES F. DONOVAN, AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222 TO WILLIAM T. MCBRIDE, WHICH WARRANTY DEED WAS DATED AUGUST 2, 1965 AND RECORDED SEPTEMBER 13, 1965 AS DOCUMENT 19584353, OVER THE EAST 10 FEET OF PARCEL 3 OF THE LAND IN QUESTION FOR THE LOCATION AND RELOCATION OF ELECTRICAL ENERGY POWER LINES, STREET LIGHT CABLES AND OTHER UTILITY PURPOSES.

8. COVENANT CONTAINED IN THE WARRANTY DEED FROM W. WOOD PRINCE AND JAMES F. DONOVAN AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222 TO WILLIAM T. MCBRIDE, WHICH WARRANTY DEED WAS DATED AUGUST 2, 1965 AND RECORDED SEPTEMBER 13, 1965 AS DOCUMENT 19584353, CONCERNING A PRIVATE ALLEY AS FOLLOWS:

THE GRANTEE COVENANTS AND AGREES FOR HIMSELF, HIS SUCCESSORS, GRANTEES AND ASSIGNS, THAT HE OR THEY WHILE OCCUPANTS OF THE LAND HEREBY CONVEYED WILL SHARE AT ALL TIMES HEREAFTER FOR SO LONG AS SAID PRIVATE STREET OR PRIVATE ALLEY REMAIN PRIVATE IN PAVING THE COST OF IMPROVING, REPAIRING, MAINTAINING IN GOOD CONDITION AND FROM TIME TO TIME RENEWING THE PAVEMENT, CURBS, SIDEWALKS, PARKWAYS, SEWER, WATER MAIN AND OTHER IMPROVEMENTS ALONG OR IN SAID PRIVATE WEST 43RD STREET AND SAID PRIVATE ALLEY; SUCH WORK TO BE PERFORMED BY THE GRANTORS, THEIR SUCCESSORS, GRANTEES OR ASSIGNS, WHENEVER IN THEIR JUDGMENT SUCH WORK SHALL BE NECESSARY.

9. RAILWAY SWITCH TRACK ALONG THE NORTH SIDE OF THE LAND IN QUESTION AND TRACK CONNECTING SAID SWITCH TRACK WITH A TRACK OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY ON ITS OWN RIGHT OF WAY, AS DIS-

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CLOSED BY WARRANTY DEED FROM W. WOOD PRINCE AND JAMES J. DONOVAN, AS TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 AND RECORDED AS DOCUMENT 5814222, WHICH WARRANTY DEED WAS DATED AUGUST 2, 1965 AND RECORDED SEPTEMBER 13, 1965 AS DOCUMENT 19584353.

(AFFECTS ALL PARCELS)

10. PARTY WALL DECLARATION MADE BY MERCANTILE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1965 AND KNOWN AS TRUST NUMBER 1411TH FOR A PARTY WALL BETWEEN PARCELS 2, 3 AND 4 AS SET FORTH IN EXHIBIT 'A' ATTACHED TO TRUST DEED DOCUMENT 20295095.

(DATED AUGUST 15, 1967 AND RECORDED OCTOBER 18, 1967 AS DOCUMENT 20295097)

11. EASEMENT IN, UPON, UNDER, OVER AND ALONG A STRIP OF LAND 10 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE FOLLOWING DESCRIBED LAND:

A STRIP OF LAND 10 FEET IN WIDTH BEING CONCENTRIC THERETO WITH THE EASTERLY LINE OF PARCEL 1; WHICH POINT IS 366 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2; THENCE WEST ALONG A LINE 366 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID SOUTH LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TO ITS INTERSECTION OF A LINE WHICH IS 208 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID WEST ½ OF THE NORTHWEST ¼ OF SECTION 2; THENCE NORTH ALONG THE LAST MENTIONED PARALLEL LINE TO ITS INTERSECTION WITH THE NORTHWESTERLY CURVED LINE OF SAID PARCEL "A" (SAID CURVED LINE BEING CONVEX

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TO THE SOUTHEAST HAVING A RADIUS OF 295.12 FEET) OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED SEPTEMBER 23, 1969 AS DOCUMENT 20965942.

(AFFECTS ALL PARCELS)

12. ENCROACHMENT OF BLACKTOP LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY SOUTH AND ADJOINING BY APPROXIMATELY 5.4 FT., AS SHOWN ON PLAT OF AFORESAID SURVEY.
13. ENCROACHMENT OF FENCE LOCATED MAINLY OVER AND ONTO PROPERTY SOUTH AND ADJOINING BY ABOUT 5.87 FEET AND OVER AND ONTO PROPERTY EAST AND ADJOINING BY ABOUT 11.09 FEET AS SHOWN ON SURVEY MADE BY WEBSTER, MCGRATH & AHLBERG, LTD., ORDER NUMBER 980533-1 DATED OCTOBER 28, 1998..
14. ENCROACHMENT OF A SECOND FENCE LOCATED ON THE LAND OVER THE EAST LINE BY AN UNDISCLOSED AMOUNT, OVER THE 700 FEET, AND OVER THE WEST LINE BY ABOUT 15 FEET FOR A DISTANCE OF ABOUT 60 FEET AS SHOWN ON SURVEY AFORESAID.
15. ENCROACHMENT OF ONE STORY BRICK BUILDING LOCATED MAINLY ON PROPERTY WEST AND ADJOINING OVER AND ONTO THE LAND BY ABOUT 15 FEET AS SHOWN ON SURVEY AFORESAID.
16. ENCROACHMENT OF BRICK INDUSTRIAL BUILDING OVER 15 FOOT EASEMENTS BY ABOUT 1 FOOT AS SHOWN ON SURVEY AFORESAID.

17. ENCROACHMENT OF 1 STORY BRICK BUILDING AND 2 SMALL STRUCTURES OVER THE 15 FOOT EASEMENTS 15 FEET FOR A DISTANCE OF ABOUT 70 FEET AS SHOWN ON SURVEY AFORESAID.

(AFFECTS PARCEL 3)

18. ENCROACHMENT OF BRICK INDUSTRIAL BUILDING OVER THE EASEMENT RESERVED AND NOTED ABOVE BY 10 FEET AS SHOWN ON SURVEY AFORESAID.

(AFFECTS PARCEL 2)

19. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED NOVEMBER 8, 1996 AS DOCUMENT 96854948.

(AFFECTS ALL PARCELS)

