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**Quit Claim Deed  
Statutory (Illinois)  
(Corporation to Corporation)**



Doc#: 0811409067 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2008 01:37 PM Pg: 1 of 5

THE GRANTOR

ELJER PLUMBINGWARE, INC.

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of

One Dollar and 00/100 DOLLARS,

and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUIT CLAIMS to

REGAL-BELOIT CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Wisconsin having its principal office at the following address 200 State Street, Beloit, Wisconsin 53511

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and incorporated by reference herein.

Permanent Real Estate Index Number(s) & Address(es) of Real Estate:

13-31-205-023	2108 No. Natchez Avenue, Chicago, Illinois 60707
13-31-205-024	2100 No. Natchez Avenue, Chicago, Illinois 60707
13-31-205-025	2030 No. Natchez Avenue, Chicago, Illinois 60707
13-31-205-026	2020 No. Natchez Avenue, Chicago, Illinois 60707

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, James A. Harris and attested by its Secretary, Wayne J. Aaron this 30<sup>th</sup> day of May, 2008.

ELJER PLUMBINGWARE, INC.

By: [Signature] President

Attest: [Signature] Secretary

Corporate Seal Here

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REAL ESTATE TRANSFER TAX	00735.00	FP 103042
REAL ESTATE TRANSFER TAX	0147000	FP 103037

# 00800070980

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP APR. 25.08

STATE OF ILLINOIS STATE TAX APR. 23.08

COOK COUNTY REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REGAL BELOIT CORPORATION

TO

ELJER PLUMBINGWARE, INC.

Corporation to Corporation

QUIT CLAIM DEED

State of Texas, County of Dallas ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James A. Harris personally known to me to be the President of the corporation, and Wayne J. Aaron personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 30<sup>th</sup> day of May 2003

Commission expires November 18 2006

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by Charldene S. Schneier, 200 State Street, Beloit, Wisconsin 53511  
(Name and Address)

Charldene S. Schneier  
(Name)

REGAL-BELOIT CORPORATION  
(Address)

200 State Street, Beloit, WI 53511  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

REGAL-BELOIT CORPORATION  
(Name)

200 State Street  
(Address)

Beloit, WI 53511  
(City, State and Zip)

Or RECORDER'S OFFICE BOX NO. \_\_\_\_\_ (City, State and Zip)

City of Chicago Dept. of Revenue Real Estate Transfer Stamp \$15,435.00

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## EXHIBIT A – LEGAL DESCRIPTION

### PARCEL 1:

Lot 5 and 6 in West Grand Avenue Industrial District, being Owners Division of part of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

### PARCEL 2:

Easement for the benefit of Lot 6 of Parcel 1 for the purpose of allowing and maintaining the two corners of the building and foundation thereof located mainly on Parcel 1 which encroach a distance of 3.15 feet and 2.06 feet, so long as said building shall remain standing as contained in grant from Chicago, Milwaukee, St. Paul and Pacific Railroad Company to Rand, McNally and Company dated April 13, 1964 and recorded April 17, 1964 as Document Number 19102443, over the following described parcel of land:

A strip of land in the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, Township 40 North, Range 13 East of the Third Principal Meridian, lying West of and adjoining Lot 6 in West Grand Avenue Industrial District, being Owner's Division of part of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of section 31, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the Northerly most corner of said Lot 6: Running thence South along the West line of said Lot 6, being a line 12 feet East of and parallel to the West line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31 aforesaid, a distance of 421.57 feet to the point of jog in said West line of Lot 6: thence continuing along the line of said Lot 6 in the Northwesterly direction and along said line extended a distance of 7.96 feet: Thence Northerly a distance of 414.35 feet to the place of beginning, all in Cook County, Illinois.

### PARCEL 3:

That part of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, Township 40 North, Range 13 East of the Third Principal Meridian, lying North and Northeasterly of the right of way of the Chicago, Milwaukee and St. Paul Railroad (except that part dedicated for a public street) described as follows:

Beginning at a point in the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, 131.80 feet North of the intersection of said East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31 with the Northerly line of the right of way of the Chicago, Milwaukee and St. Paul Railroad: Thence Westerly by an angle South to the West 117 Degrees and 12 Minutes with said East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, 551.31 feet, said described course intending to be a line parallel to and 125 feet Northerly measured at right angles from the Northerly line of the right of way of the Chicago, Milwaukee and St. Paul Railroad as same is established Westerly from a point 180.02 feet Westerly of the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31: Thence by a curve to the right having a radius of 368.26 feet consuming an angle of 22 Degrees 8 Minutes 142.26 feet measured along said curve line to its intersection with the Northeasterly line of the right of way of the Dunning Branch of the Chicago, Milwaukee and St. Paul Railroad:

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Thence Northwesterly along the Northeasterly line of the right of way of the Dunning Branch of the Chicago, Milwaukee and St. Paul Railroad to its intersection with a line parallel to and 225 feet Northerly measured at right angles from the Northerly line of the right of way of Chicago, Milwaukee and St. Paul Railroad as same is established Westerly from a point 180.02 feet Westerly of the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31: Thence Easterly along a line parallel to and 225 feet Northerly measured at right angles from the Northerly line of the right of way of the Chicago, Milwaukee and St. Paul Railroad as same is established Westerly from a point 180.02 feet Westerly to East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, 711.78 feet to its intersection with the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31: Thence South along said East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31, 112.43 feet to the place of beginning in Cook County, Illinois.

## PARCEL 4:

That part of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, lying North and North Easterly of the right of way of the Chicago, Milwaukee and St. Paul Railroad described as follows, to-wit:

Beginning at a point on the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31, 131.80 feet North of the intersection of said East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said section 31, with the Northerly line of the right of way of the Chicago, Milwaukee and St. Paul Railroad: Thence Westerly by an angle South to West of 117 Degrees and 12 Minutes with said East line of said West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31, 551.31 feet, said described course intending to be a line parallel to and 125 feet Northerly measured at right angles from the Northerly line of the right of way of the Chicago, Milwaukee and St. Paul Railroad as same is established Westerly from a point 180.02 feet Westerly of the East line of said West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of Section 31: Thence by a curve to the right having a radius of 365.26 feet and consuming an angle of 22 Degrees 8 Minutes 142.26 feet measured along said curved line to its intersection with the Northeasterly line of the right of way of the "Dunning Branch" of the Chicago, Milwaukee and St. Paul Railroad: Thence Southeasterly along the Northeasterly line of the right of way of the "Dunning Branch" of the Chicago, Milwaukee and St. Paul Railroad 309.20 feet to the intersection with the Northerly line of the right of way of the main line of the Chicago, Milwaukee and St. Paul Railroad: Thence ~~Westerly~~ <sup>Westerly</sup> along the Northerly line of the right of way of the main line of the Chicago, Milwaukee and St. Paul Railroad, 478.02 feet to its intersection with the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31: Thence North along the East line of said West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31, 131.80 feet to the place of beginning excepting therefrom the East 33 feet heretofore dedicated to form part of North Natchez Avenue, and excepting therefrom that parcel conveyed by deed made by Chicago Cut Stone Company, a corporation of Illinois, to Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a corporation of Wisconsin, dated November 28, 1930 and recorded November 29, 1930 as Document 10799813 described as follows:

Beginning at the point of intersection of the East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of said Section 31 and Northerly boundary of the main line right of way of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said Northerly boundary line being described in deed dated November 16, 1878 from Joseph W. Rutherford to John M. Whitman, receiver of the Chicago and Pacific Railroad Company, predecessor of said grantee and recorded on February 4, 1879 in book 886 on page 137;

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thence Westerly on a 3 degrees curve along said Northerly boundary line 180.06 feet to the end of said curve; thence continue Westerly along said Northerly boundary line 298 feet to its intersection with North Easterly line of the right of way of the Dunning Branch of said Railroad Company; thence North Westerly along said North Easterly line of right of way of the Dunning Branch 48 feet more or less to a point in a line which is parallel to and 15 feet North of that line heretofore described as being 298 feet long; thence Easterly, parallel to and 15 feet from said 298 foot line, 520.4 feet more or less to East line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North East Quarter of said Section 31; thence South along said East line 7.17 more or less feet to place of beginning.

Property of Cook County Clerk's Office